

**MATHER
JAMIE**

01509 233433

15 Old Station Close
Coalville
Leics
LE67 3FH

FOR SALE
£225,000

Of interest to Investors & Owner Occupiers



Industrial Premises

182 sq m (1,959 sq ft)

15 Old Station Close, Coalville, Leics, LE67 3FH

DESCRIPTION

The property comprises a detached single-storey steel portal frame industrial unit with elevations of brick and block construction and a corrugated pitched roof incorporating translucent light panels. The property has been extended to provide a loading facility with an eaves height of approximately 3.4m.

Internally the property provides an office, kitchen and store, together with WC. There is a 3-phase electricity supply.

The unit has an excellent yard/loading area which accommodates up to 6 car parking spaces.

NB: The current tenant will remove the partitioning to provide an open warehouse, if requested by any purchaser.

ACCOMMODATION

Total GIA	182 sq m	(1,959sq ft)
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TENURE

The property is available freehold with vacant possession from 20 June 2024

PRICE

£225,000 (two hundred and twenty five thousand pounds).

VAT

VAT will not be charged on the sale price.



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BUSINESS RATES

Local Authority: NW Leicestershire
Period: 2023/2024
Rateable Value: £7,100

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class E (light industrial) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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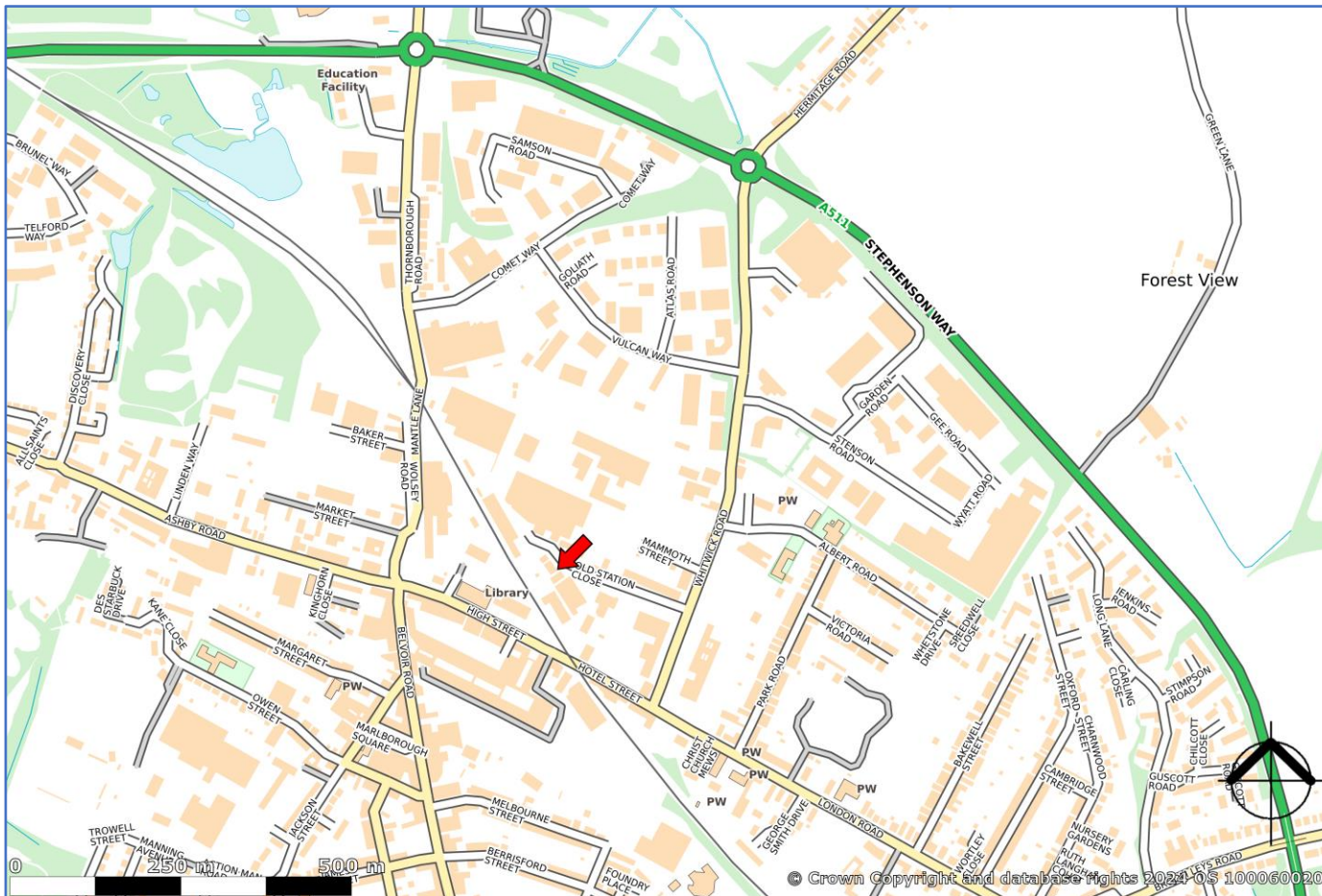
LOCATION

The subject property is located on Old Station Close, a well-established industrial area approximately ½ mile from Coalville town centre and 1 mile from the A5111 dual-carriageway which links Coalville to Junction 22 of the M1 motorway.



what3words:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations