



FOR SALE

305 ASHBY ROAD, COALVILLE,
LEICESTERSHIRE, LE67 3LH

**WORKSHOP /
OFFICE / RETAIL**

2,148 SqFt (199.55 SqM)

KEY FEATURES

- FLEXIBLE HYBRID WORKSHOP, OFFICE AND SHOWROOM SPACE
- BEING SOLD WITH VACANT POSSESSION
- AVAILABLE TO PURCHASE FOR £395,000

FOLLOW US



01283 517747 | www.rushtonhickman.com

LOCATION

The subject property is located on Ashby Road within Coalville, a main thoroughfare which provides direct access on to the A511 a short distance away. Furthermore, the location provides excellent transport links to both the M1 and M42 motorways.

DESCRIPTION

The subject property offers a fantastic opportunity to acquire a detached flexible building, which currently provides workshop, office and storage space, but could be suitable for a variety of uses subject to gaining all necessary consents.

The property is of traditional brick construction beneath a pitched tile roof and the ground floor comprises office / showroom space, along with a workshop, kitchen, storerooms and male and female WC facilities. To the first floor, there are two further offices, meeting room, kitchen and shower room. In addition, there is an external store and separate container, which is included within the purchase.

The building is fitted to a good standard throughout and provides a mixture of carpet and wood-effect floor coverings, gas-fired central heating, UPVC double-glazing and air conditioning. Lighting is via a mixture of LED and spotlighting. The warehouse accommodation benefits from a concrete floor and a roller shutter loading door to the side elevation.

Externally, the property is set back from the road behind a private and electric gated site with parking for approximately seven vehicles.

ACCOMMODATION

The property has been measured on a gross internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Ground Floor	1,409	130.9
First Floor	614	57.04
External Storage	125	11.61
Total	2,148	199.55

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Commercial, Business and Service), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (North West Leicestershire District Council).

SERVICES

It is understood that all mains services are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £11,250.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

TENURE

The subject property is available to purchase freehold with vacant possession.

PRICE

The property is available to purchase for £395,000.

VAT

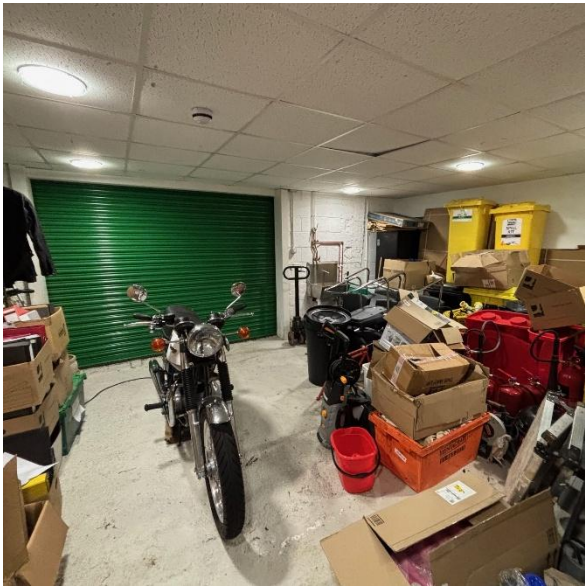
We are informed that VAT is not applicable on this transaction.

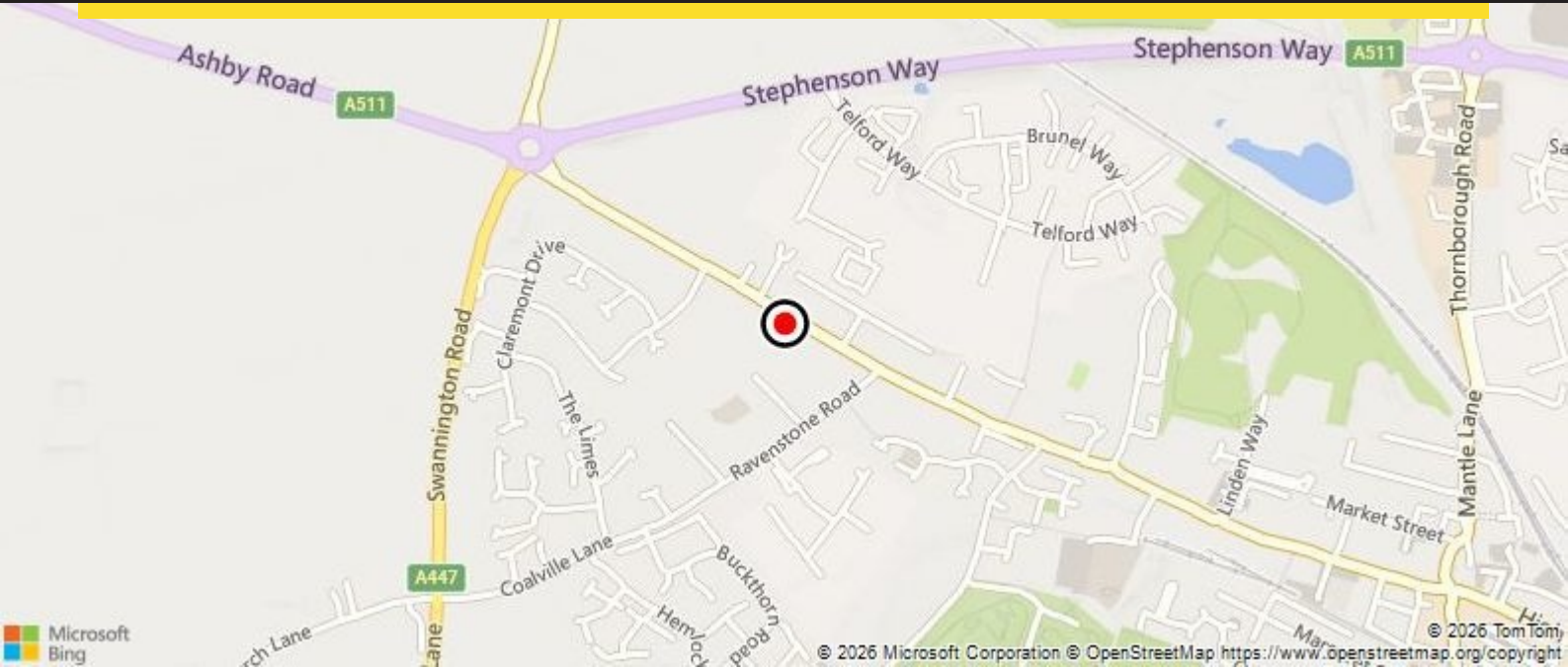
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (62).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





VIEWING

By prior appointment with sole agent Rushton Hickman.



CONTACT

Graham Bancroft
01283 517747
graham.bancroft@rushtonhickman.com

REFERENCE C3335 - 24032026



FOLLOW  
US

www.rushtonhickman.com

01283 517747

Conditions under which particulars are issued: Rushton Hickman Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Rushton Hickman Ltd has any authority to make or give any representation or warranty whatever in relation to this property.