

MUSSON LIGGINS

KEGWORTH
5 MARKET PLACE

£375,000
FOR SALE

194.42 sq m (2,093 sq ft)

Detached Three-Storey
Office Accommodation

5 Market Place,
Kegworth,
Derbyshire,
DE74 2EE

 0115 941 5241

 matthew@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a three-storey detached building, currently configured as office accommodation, with direct access from the Market Place.

FEATURES

- ▶ PROMINENT POSITIONING IN MARKET PLACE
- ▶ MODERN SINGLE-STOREY EXTENSION
- ▶ LARGE GARDEN
- ▶ KITCHEN AND W/C FACILITIES



5 Market Place
Kegworth
Derbyshire
DE74 2EE



LOCATION

The subject property is located with a frontage to Market Place just to the south of the main A6 Derby Road, which runs through the centre of Kegworth and adjacent to a Public Footpath.

Kegworth is a small village with a retail centre located approximately 1 mile to the southeast of Junction 24 of the M1 Motorway and approximately 2 miles due east of East Midlands Airport.

The A6 provides access to Loughborough located approximately 8 miles to the southeast and Nottingham City Centre is approximately 10 miles to the north east of the subject property. Derby is located approximately 12 miles distance to the northwest.

DESCRIPTION

The subject property comprises a detached mid-Victorian 19th Century, of traditional brick elevations, part Ashlar dressings and part period brick features, beneath a pitched Rosemary tiled covered roof with ornate tower.

The property is three-storey in design and includes a basement and attic.

To the rear is a single storey outbuilding of traditional brick construction beneath a pitched Rosemary tiled roof covering containing a kitchen and an external store. The property also benefits from a maintained garden.

The property benefits from a modern single-storey flat roof extension to the rear of the building providing a board room in its current configuration.

The building provides a principal front access from the Market Place.

The internal layout includes a basement suitable for storage, the ground floor with an entrance / reception, and office accommodation. The first floor, in its current configuration contains office and amenity accommodation with additional office space to the second floor.

5 Market Place	M ²	Ft ²
Basement	22.41	241
Ground Floor	98.10	1,057
First Floor	52.89	569
Second Floor	21.02	226
Total Accommodation	194.42	2,093



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BUSINESS RATES

Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact North West Leicestershire District Council.

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact North West Leicestershire District Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents.

TERMS

The premises are available to purchase on a Vacant Possession basis.

PRICE

Offers in excess of £375,000 (Three Hundred and Seventy Five Thousand Pounds)

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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Matthew@mussonliggins.co.uk





360
VIRTUAL
TOUR



VIEW
FLOORPLAN

MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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Beeston, Nottingham NG9 2PA



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Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



MATTHEW WADE BSc (HONS) MRICS
DIRECTOR

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