

14 COURTYARD WORKSHOPS BATH STREET

£20,000 Annum Exclusive



LOCATION

The property is located in a development of industrial units on the southern edge of the Town Centre of Market Harborough off Northampton Road, which is one of the main link roads from the Town and forms part of the A508. The property has excellent transportation links and is in a good location.

DESCRIPTION

The property is an end-terraced property of brick construction under an asbestos sheet roof with some elements of cladding to both the elevations. The industrial doors are of metal construction and the windows are of timber single glazed construction.

Internally the property consists of a large production area with staff facilities and a workshop and office on the ground floor, whilst on the first floor at the front section there are offices with a small area of mezzanine located off this. The main access to the property is via a large yard at the rear which is accessed through the courtyard workshop development.

ACCOMMODATION

Ground Floor

| | | |
|------------------|-----------------------|--------------------------|
| Production space | 248.52 m ² | (2,675 ft ²) |
|------------------|-----------------------|--------------------------|

First Floor

| | | |
|---------|----------------------|-------------------------|
| Offices | 25.46 m ² | (274 ft ²) |
|---------|----------------------|-------------------------|

Mezzanine Stores 32.70 m² (352 ft²)

PLANNING

Industrial Use falling within Class E (formerly B1).

SERVICES

Mains electricity (3 phase), gas, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been applied for.

HEATING

The premises benefit from a hot air blower in the workshop area.

RATES

The premises are assessed for business rates under the 2017 Rating List as follows:-

| Description | Rateable Value |
|-------------|----------------|
|-------------|----------------|

| | |
|--------------------|---------|
| Factory & Premises | £14,000 |
|--------------------|---------|

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£20,000 per annum exclusive.

VIEWING

Strictly by appointment with the sole agents:-

Spencers Druce Naylor Parkes

38 Francis Street

Leicester

LE2 2BD

Tel: 0116 255 8888

MAP

NO MAP AVAILABLE

**14 Courtyard Workshops Bath Street
Market Harborough
LE16 9EW**

Email: info@spencersdruce.co.uk

Phone: 0116 255 8888

Website: www.spencersdruce.co.uk

Address: 38 Francis Street, Leicester, Leicestershire, LE2 2BD

Office Opening Hours are Monday to Friday 9.00am to 1.00pm and 2.00pm to 5.30pm

View this property online at: <https://tinyurl.com/2bn8cocu>

Listed by



DISCLAIMER: PROPERTY MISDESCRIPTIONS ACT 1991

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any Contract or Warranty. Unless specified to the contrary interested parties should note the following :-

1. All dimensions, distances and floor areas are approximate and given for guidance purposes only.
2. Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.
3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant Local Authorities. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no tests have been carried out prior to acquisition.
5. All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.