

NEW BUILD RETAIL/OFFICE UNITS FOR SALE/TO LET

Units 1 & 2 Hardy Court, Granite Way, Mountsorrel, Loughborough, LE12 7AX



1,379 Sq Ft (128.11 Sq M)

Price / Rent On Application

- ▶ Ability to install 1,000 sq.ft mezzanine
- ▶ Located just off A6 with high road visibility
- ▶ 5 designated car parking spaces
- ▶ Located next to Waitrose & Partners Supermarket

LOCATION

The property occupies a prominent position on Granite Way, Mountsorrel, which connects Mountsorrel with the A6 trunk road between Loughborough and Leicester.

The building offers excellent access via A6 out to J21 of the M1 motorway and also the surrounding areas.

DESCRIPTION

The subject property has been initially constructed as one unit, but with the capability of sub-division to create two identical units. The property is of steel portal frame construction with a pitched aluminium roof and brick clad elevations.

The property internally has mains electricity, water and drainage for both units, and the ability for a further mezzanine of circa. 1,000 sq.ft to be fitted to increase the floor space. The property comes with 5 designated car spaces.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Unit 1	679	63.08
Unit 2	700	65.03
Total	1,379	128.11
Mezzanine	1,000	92.9

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

The property has not yet been assessed, and we advise all applicants to make their own enquiries of the rating liability, which may be subject to transitional arrangements.

SERVICES

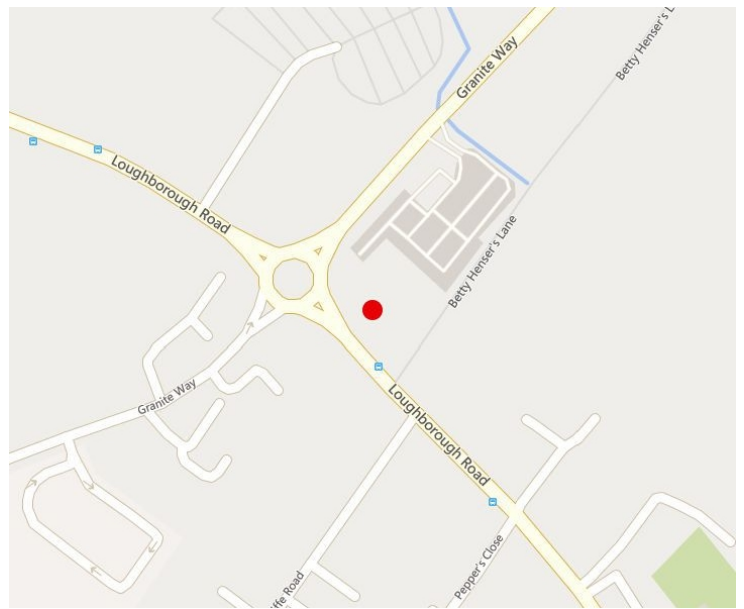
All mains services are to be connected to the property.

EPC

Energy Rating to be confirmed.

SERVICE CHARGE

There is a service charge payable for the communal areas - Further information on can be obtained from the marketing agent.



TENURE

The property is available by either a freehold sale or on a new effective full repairing and insuring lease.

PRICE/RENT

Price/Rent on Application

VAT

VAT will be payable on the transaction at the prevailing rate.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities.

VIEWING

Please get in touch to arrange a viewing.

Reg Pollock

APB

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0116 254 0382

Andrew & Ashwell

Kelvin Wilson

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0116 254 1220

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation 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 APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and 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; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.