

INDUSTRIAL WORKSHOP PREMISES TO LET

Unit 58 Snow Hill, Melton Mowbray, Leicestershire, LE13 1PH

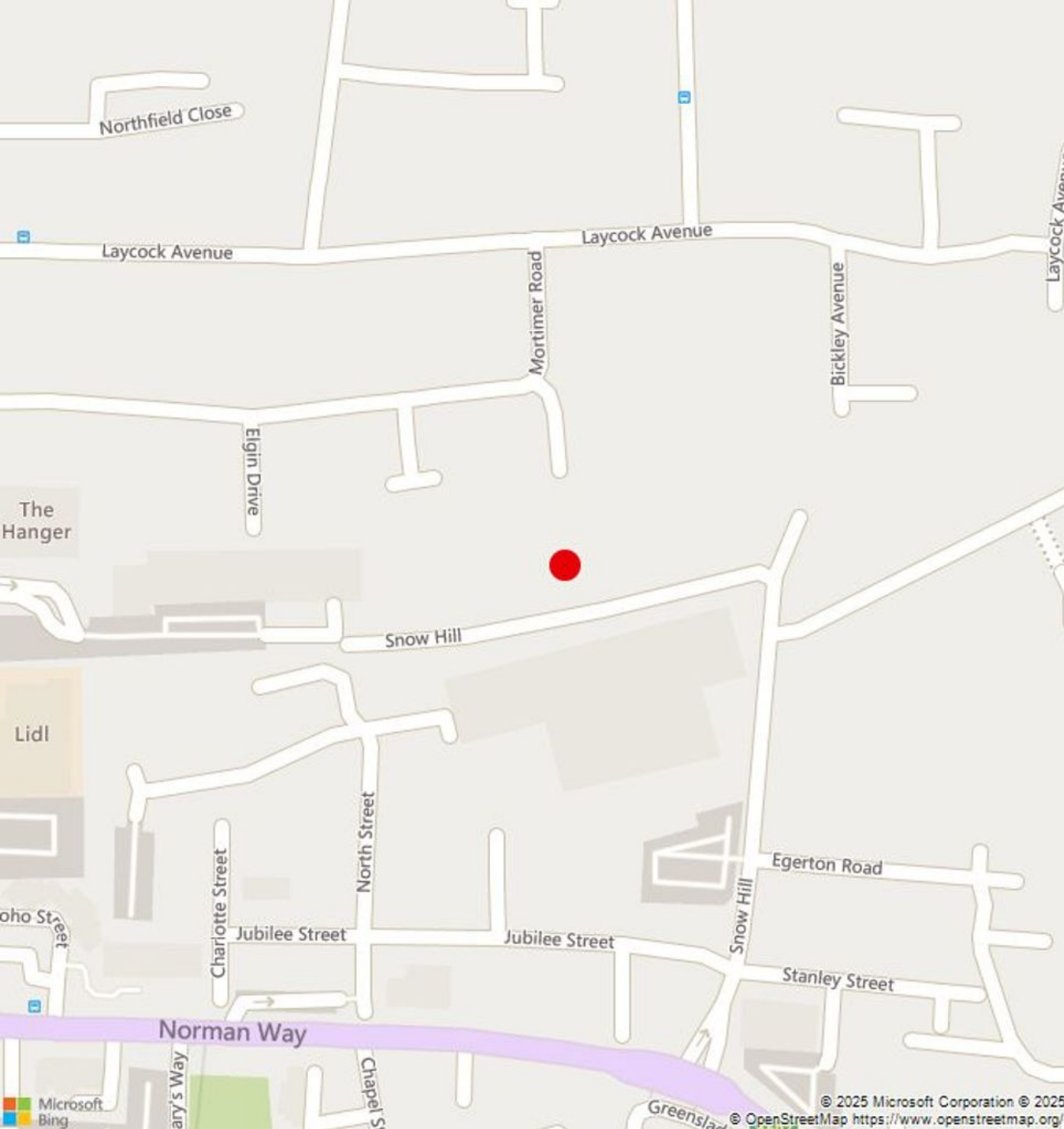


1,092 Sq Ft (101.45 Sq M)

£10,000 per annum exclusive

- ▶ Self contained workshop accommodation
- ▶ Forecourt loading and parking
- ▶ Suitable for a variety of uses
- ▶ Qualifies for small business rates relief





LOCATION

The property is located on Snow Hill Industrial Estate just off Norman Way towards the north of Melton Mowbray town centre.

Melton Mowbray is situated approximately 19 miles north east of Leicester and 20 miles south of east of Nottingham on the A607 and A606.

DESCRIPTION

The property comprises a mi-terrace industrial unit of steel portal construction under a pitched roof with insulated steel profile cladding incorporating roof lights.

At ground floor level the property comprises an open plan workshop area with solid concrete floor throughout, along with separate male and female w/c accommodation.

The property has been fitted with an extensive mezzanine floor extending to 99.45 sq.m. (1,070 sq ft) providing further production space and offices.

The property benefits from an up and over loading door and forcourt loading and parking.



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ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	1,092	101.45
Mezzanine	1,070	99.4
Total	1,092	101.45

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

CURRENT RATING ASSESSMENT

Charging Authority: Melton Borough Council
Rateable Value : £7,300

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

The property benefits from mains services to include electricity (3-phase), water and drainage.

EPC

The property has an Energy Efficiency Rating of D.
The EPC will be valid until 30th April 2033.

LEASE TERMS

The property is available on Full Repairing and Insuring lease terms for a period of years to be agreed.

RENT

£10,000 per annum exclusive

VAT

It is understood that VAT will not be payable in respect of rents

SERVICE CHARGE

There will be a service charge payable for the upkeep and maintenance of the estate road and common parts.

Further details are available on request.

LEGAL COSTS

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

POSSESSION

The property will be available upon completion of legal formalities.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

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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.