

# INDUSTRIAL WORKSHOP PREMISES TO LET

Unit 56, Snow Hill Industrial Estate, Melton Mowbray, Leicestershire, LE13 1PH



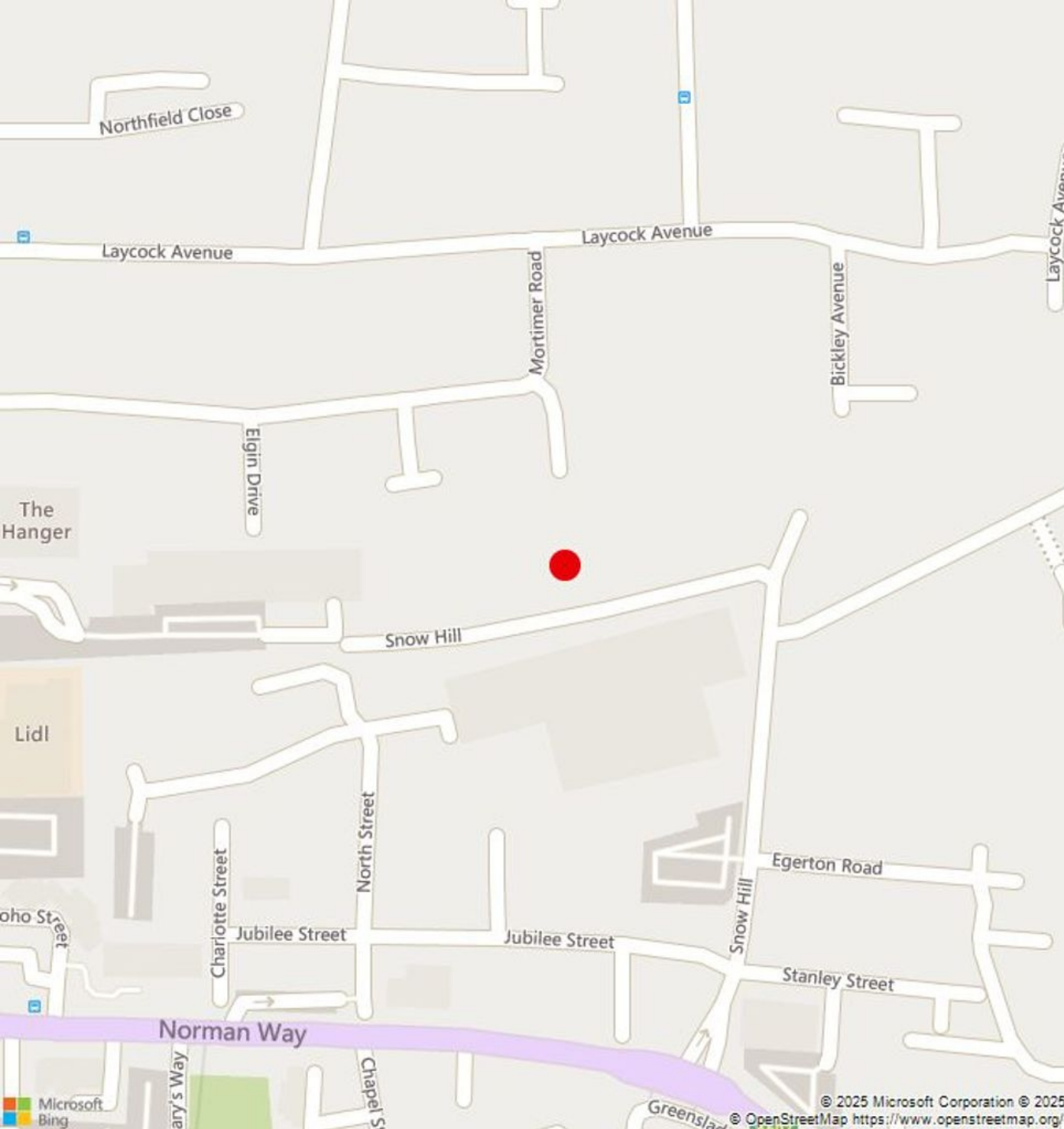
1,092 Sq Ft (101.45 Sq M)

£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 east of Nottingham on the A607 and A606.

## DESCRIPTION

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

At ground floor level the property has been divided with lightweight partitioning and comprises a workshop area, with offices and separate male and female w/c accommodation. The ground floor could be adapted to provide open plan workshop space.

The property has been fitted with a mezzanine floor extending to 87.97 sq.m. (946 sq ft) which provides further production or storage space.



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## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	1,092	101.45
Mezzanine	946	87.88
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 : £7,000

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 C.  
The EPC will be valid until 29th May 2033.

## RENT

£10,000 per annum exclusive

## LEASE TERMS

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

## SERVICE CHARGE

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

Further details are available on request.

## VAT

It is understood that VAT is not payable in respect of rents.

## LEGAL COSTS

Each party are 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.