

**MATHER
JAMIE**
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**Wolsey Road
off Mantle Lane
Coalville
LE67 3TR**

FOR SALE / TO LET
£350,000 / £25,000 pax

Potential Re-development Opportunity
(Subject to Planning)



Vehicle / Workshop Unit

58.49 sq m (630 sq ft)
Site Area approx 0.1 acres

Wolsey Road, off Mantle Lane, Coalville, Leics, LE67 3TR

DESCRIPTION

The property comprises two detached buildings on a self-contained site, providing office and workshop facilities.

The office is of brick construction with a mono pitched clad roof, double glazed windows, benefiting from suspended ceilings, strip lighting, kitchenette and WC facilities.

The workshop is of steel portal frame construction with brick elevations, beneath a mono pitch clad roof with an external lean-to.

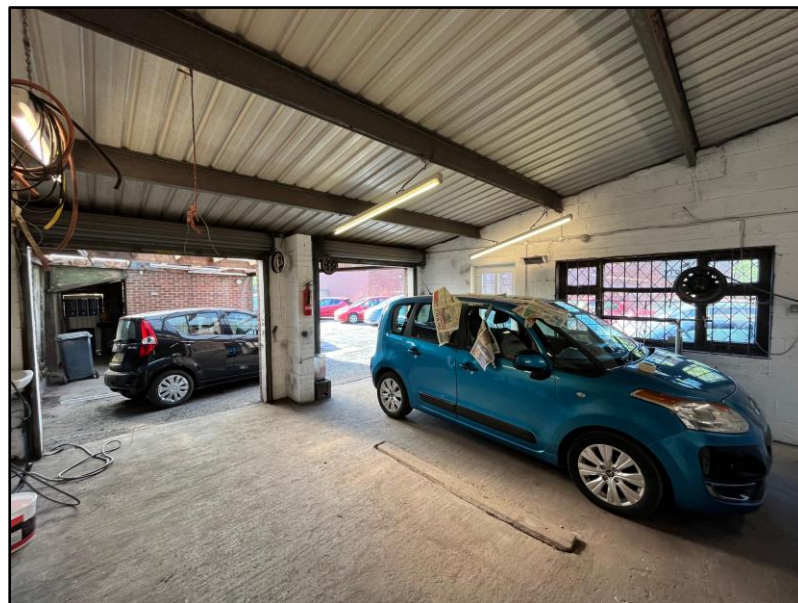
The unit benefits from a solid concrete floor, 2x manual roller shutter doors, 3-phase electric power supply and an internal eaves height of 2.63m – 3.53m.

ACCOMMODATION

Workshop	35.93 sq m	(387 sq ft)
Office	22.56 sq m	(243 sq ft)
Total GIA	58.49 sq m	(630 sq ft)

TENURE

The property is available freehold with vacant possession or alternatively by way of a new lease on terms to be agreed.



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PRICE

£350,000 (three hundred and fifty thousand pounds).

RENT

£25,000 (twenty five thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the sale price / rent.

BUSINESS RATES

Local Authority: NW Leicestershire

Period: 2025/2026

Rateable Value: £8,200

NB: The property may benefit from small business rates relief. Interested parties should make their own enquiries.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property is exempt from requiring an Energy Performance Asset Certificate.



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PLANNING

We understand the premises have established use under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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LOCATION

The property is located in the centre of Coalville, just off Mantle Lane, with easy access to the Coalville bypass. Wolsey Road is a cul-de-sac location with a variety of industrial occupiers, ideally situated to serve Coalville benefiting from good communication to the east and west via the A50 to the M1/M42 motorways.



what3words: ///risesn.codes.bikes



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations