



01509 233433

53-59 Main Street  
Asfordby  
Leics  
LE14 3TT

**FOR SALE**  
**£3,500,000**



**Substantial Warehouse and Workshop within  
self-contained site**

**6,575.35 sq m(70,777 sq ft)  
Site Area 2.89 acres**



# 53-59 Main Street, Asfordby, Leics, LE14 3TT

## DESCRIPTION

The property comprises a substantial warehouse and workshop premises with ancillary two-storey offices and warehousing, benefiting from new roofs in 2012, internal clearance to eaves ranging between 4.5m - 8.75m, solid concrete flooring, insulated roofs with translucent light panels, large secure yard and parking.

## TENURE

The property is available freehold with vacant possession.

## PRICE

**£3,500,000 (three million five hundred thousand pounds).**

## VAT

VAT will be charged on the sale price.

## BUSINESS RATES

Local Authority: Melton  
Period: 2024/2025  
Rateable Value: £114,000

## LEGAL COSTS

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



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## ACCOMMODATION

Rear Warehouse	2,773.6 sq m	(29,855 sq ft)
Rear Office	24.9 sq m	(268 sq ft)
Loading	250.28 sq m	(2,694 sq ft)
Warehouse & Workshop 4	554.35 sq m	(5,967 sq ft)
Warehouse 2	468.09 sq m	(5,039 sq ft)
Workshop	119.74 sq m	(1,289 sq ft)
Warehouse 3	452.39 sq m	(4,870 sq ft)
Wash Bay	93.62 sq m	(1,008 sq ft)
Warehouse 1	497.64 sq m	(5,357 sq ft)
Loading Warehouse Area	414 sq m	(4,456 sq ft)
Workshop	126.45 sq m	(1,361 sq ft)
Workshop	396.16 sq m	(4,264 sq ft)
Canteen & Offices	122.71 sq m	(1,321 sq ft)
Stores	67.62 sq m	(728 sq ft)
<b>Total</b>	<b>6,361.55 sq m</b>	<b>(68,476 sq ft)</b>

## First Floor

Offices	142.74 sq m	(1,536 sq ft)
Stores	71.06 sq m	(765 sq ft)
Total	213.8 sq m	(2,301 sq ft)
<b>Total GIA</b>	<b>6,575.35 sq m</b>	<b>(70,777 sq ft)</b>

Site Area 2.89 acres

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 222 within Band G. The EPC is valid until 22 July 2034.

## PLANNING

The buildings have an established current use as warehouse and garaging without restrictions having been part of the centre of the village for a significant period of time.

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

**NB:** There is the potential for alternative redevelopment of the site, subject to planning.

## 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).





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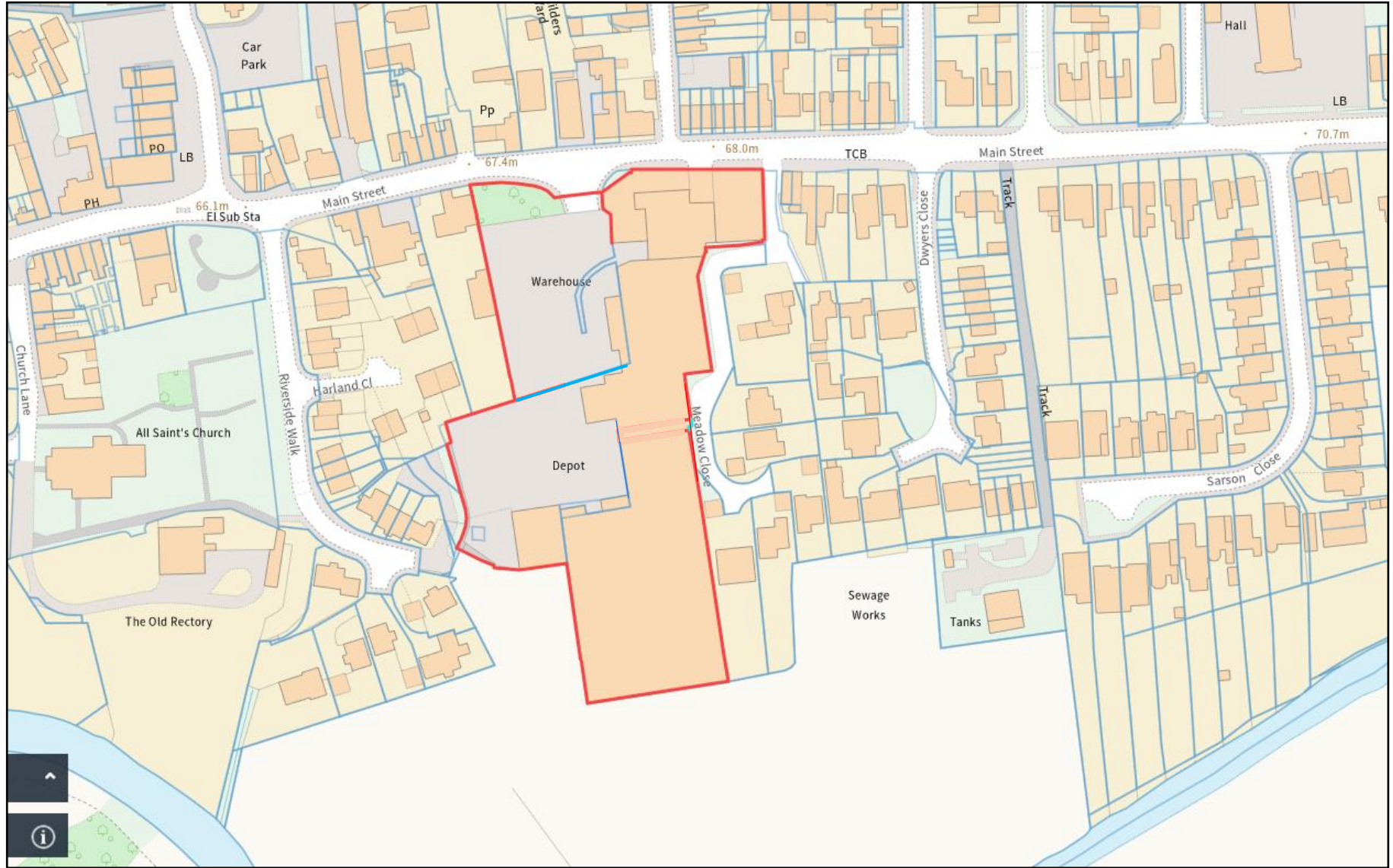


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## LOCATION

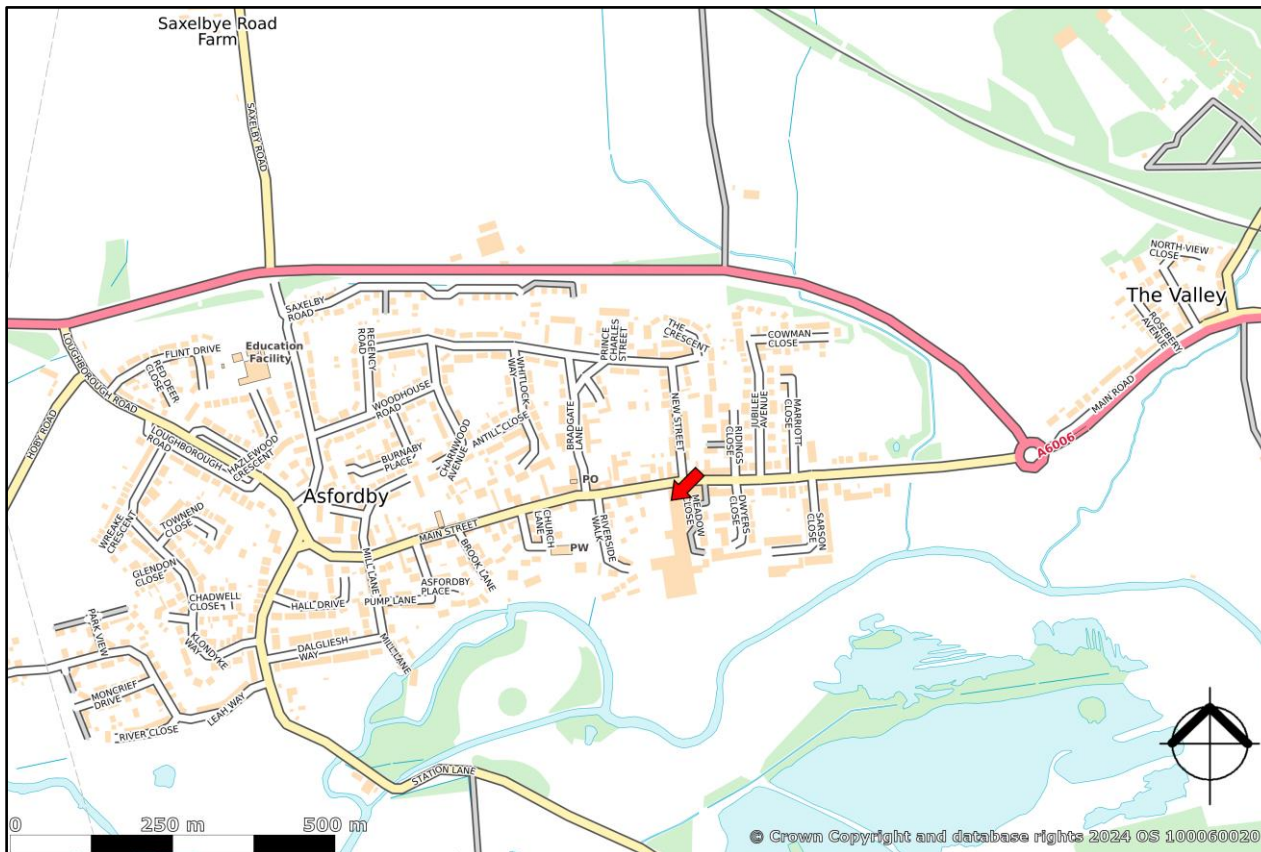
A substantial distribution warehouse site located to the south of Main Street within the village of Asfordby. The property is approximately 2½ miles from central Melton Mowbray and 5½ miles to the west of the A46 Leicester-Newark link.

Asfordby is a predominantly dormitory village. The site is surrounded by residential housing both north-east and west and to the south is agricultural land leading down to the River Wreake.



**what3words:**

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## **CONTACT:**

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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