

**MATHER
JAMIE**

01509 233433

258 Station Road
Bagworth
Leics
LE67 1BN

FOR SALE
£300,000



Industrial Premises

284.86 sq m (3,066 sq ft)

258 Station Road, Bagworth, Leics, LE67 1BN

DESCRIPTION

Industrial premises providing a single-storey engineering workshop beneath a pitched roof incorporating translucent light panels in part.

Internally the property provides a workshop which has been extended, solid concrete floor, 3-phase power, oil heating, ceiling mounted lighting, internal clearance to eaves of 2.48m – 3.31m, loading door to the side elevation which is used for access.

There is a small area to the side and rear of the property which can be used for loading/parking

ACCOMMODATION

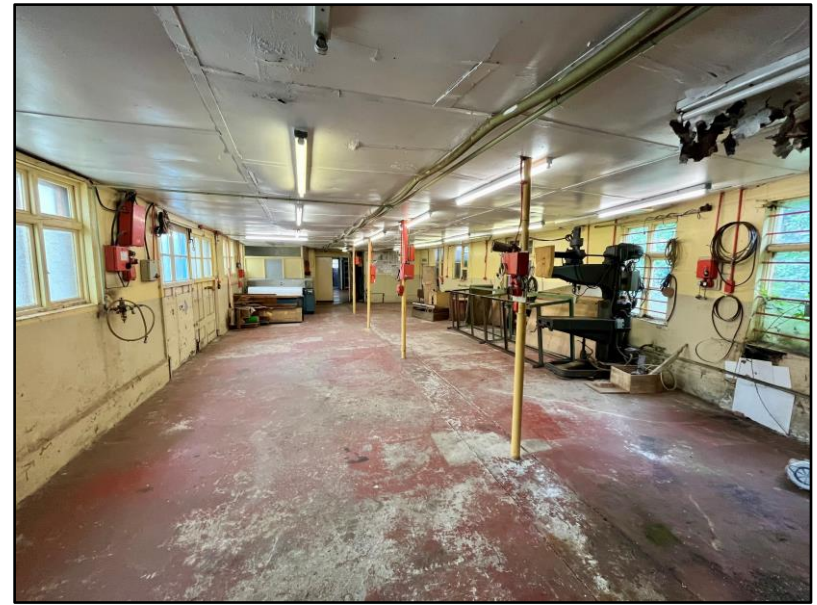
Ground Floor		
Original Workshop	135.71 sq m	(1,461 sq ft)
Extension	149.45 sq m	(1,605 sq ft)
Lean-to	13.34 sq m	(145 sq ft)
Total GIA	284.86 sq m	(3,066 sq ft)

TENURE

The property is available freehold with vacant possession.

PRICE

£300,000 (three hundred thousand pounds).



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VAT

VAT will not be charged on the sale price.

BUSINESS RATES

Local Authority: Hinckley & Bosworth

Period: 2024/2025

Rateable Value: £13,750

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises has established use under Class E (light industrial) / B2 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



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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).

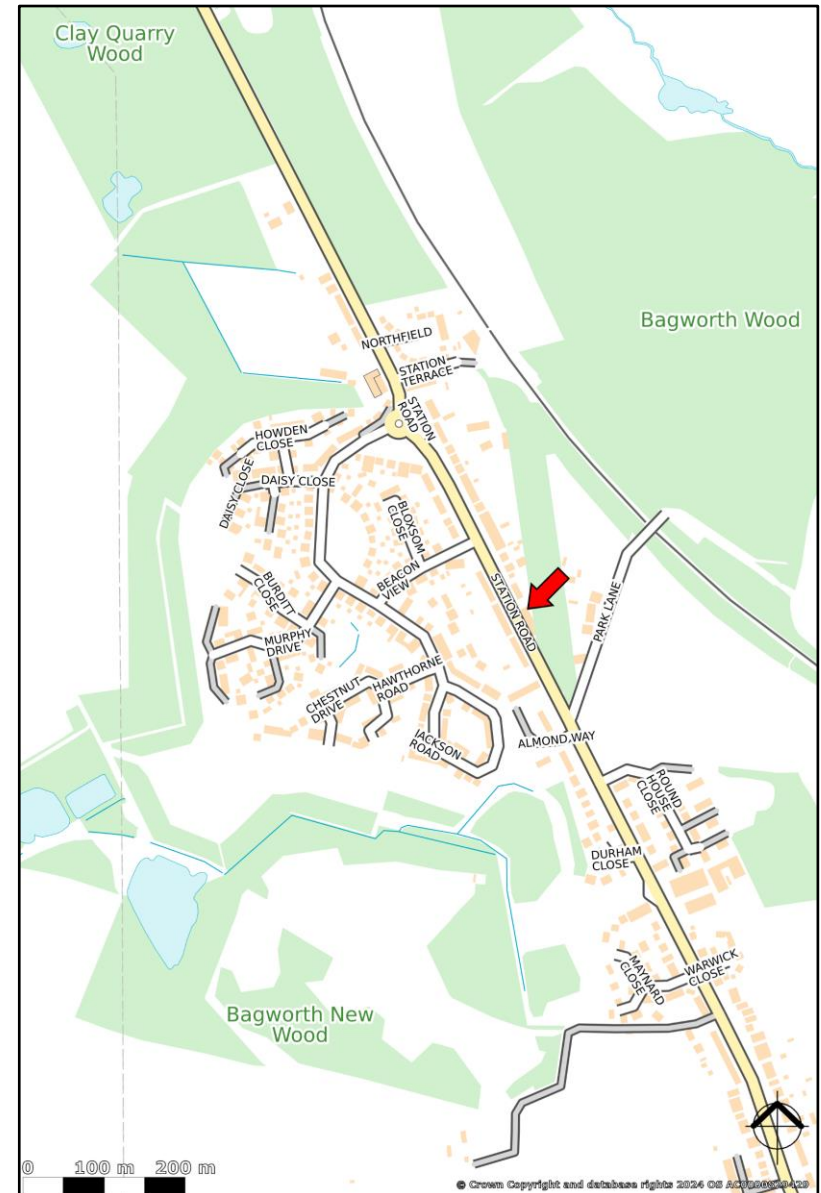
LOCATION

The subject property fronts Station Road in the village of Bagworth which is conveniently located 3 miles from the A447, offering access to major road networks.

The property is 6 miles from Junction 22 of the M1 motorway providing direct routes to Leicester (12 miles), Nottingham (25 miles), Coalville (5 miles) and Hinckley (11 miles).

Local occupiers provide a variety of retail shops, restaurants and other amenities.

 **what3words:**
///photos.timed.buyers



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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