

**MATHER
JAMIE**

01509 233433

224 Charnwood Road/1 Kings Road
Shepshed
Leics
LE12 9NR

FOR SALE / TO LET
£250,000 / £17,500 pax



**Office/Retail Showroom Premises with
potential redevelopment opportunity (STP)**

160.67 sq m (1,729 sq ft)

224 Charnwood Road/1 Kings Road, Shepshed, Leics, LE12 9NR

DESCRIPTION

The subject property comprises a single-storey retail showroom with ancillary office, under a pitched and part flat roof benefiting from an open-plan showroom area with offices, WC and kitchen, with LED lighting, heat/cooling air conditioning, suspended ceiling and a mixture of laminate and carpet tile flooring.

The property provides two potential glazed retail entrances to the front elevation.

Externally the property benefits from a single-storey, flat roof garage and additional land as highlighted on the site plan.

ACCOMMODATION

Ground Floor		
Showroom	43.65 sq m	(470 sq ft)
Office/Showroom	20.53 sq m	(221 sq ft)
Office	50.03 sq m	(539 sq ft)
Kitchen	6.46 sq m	(70 sq ft)
Garage	40.00 sq m	(431 sq ft)
Total NIA	160.67 sq m	(1,729 sq ft)
Land at Rear	0.03 acres	



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TENURE

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

PRICE

£250,000 (two hundred and fifty thousand pounds).

RENT

£17,500 (seventeen thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the sale price / rent.

BUSINESS RATES

Local Authority: Charnwood
Period: 2024/2025
Rateable Value: £8,300

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.



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 146 within Band F. The EPC is valid until 26 March 2035.

PLANNING

We understand that the premises has authorised planning consent for a change of use from two shops to a premises for monumental stonework polishing/lettering, sales and offices, in accordance with the Town and Country Planning (Use Classes) Order 1987.

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

WORKING HOUR RESTRICTIONS

No machinery shall be operated on the premises outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday. There shall be no working on Sundays or recognised Bank Holidays.

The reasons for these conditions are to comply with the requirements of Section 41 of the Town and Country Planning Act, 1971 and the fact that the premises adjoin residential property, therefore necessary to limit the use to ensure that it does not become a nuisance or annoyance to neighbouring occupiers.

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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LOCATION

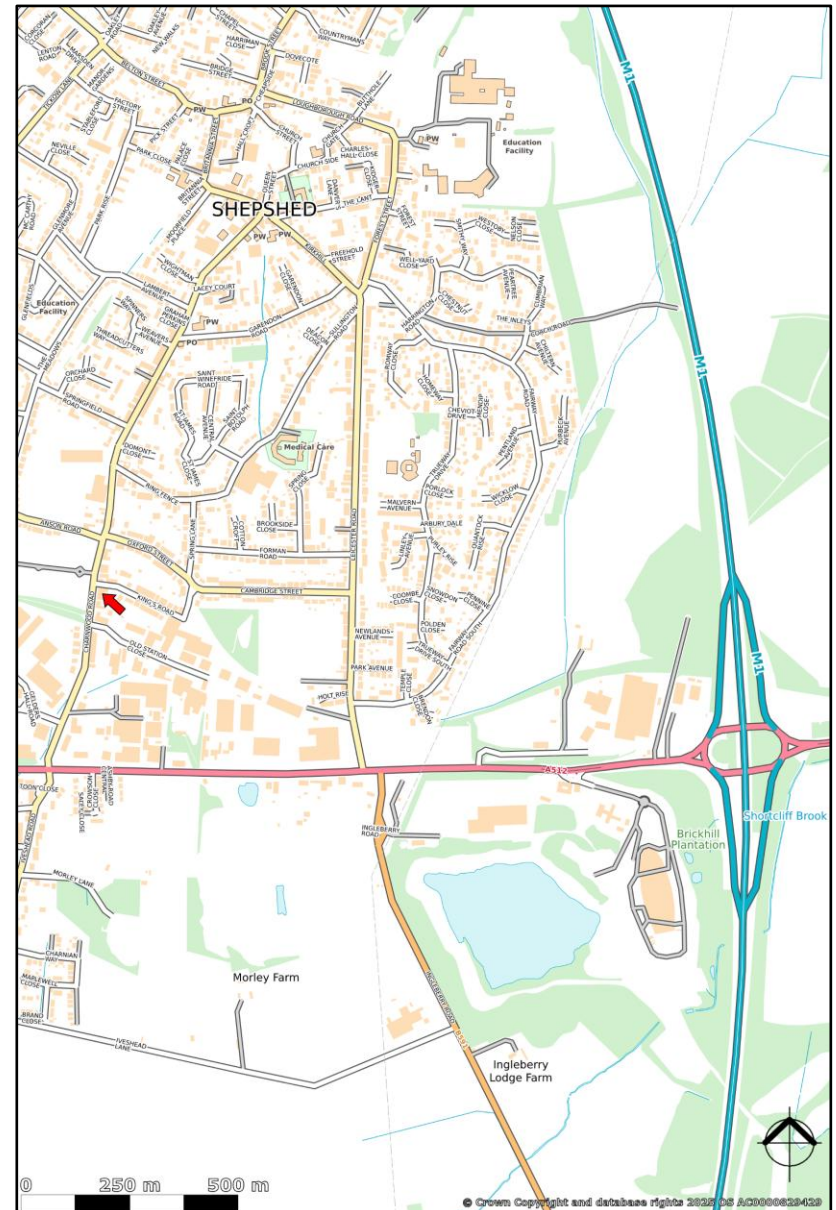
The property occupies a prominent position fronting Charnwood Road which, in turn, provides access to Shepshed town centre.

Approximate distances from the property:

Shepshed Town Centre – ½ mile
Junction 23, M1 motorway – 1 mile
East Midlands Airport – 6½ miles

Nearby occupiers on Charnwood Road include Asda, Tesco Express and Screwfix, plus other local business occupiers.

 **what3words:**
///studs.quench.grit



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Indicative Site Plan



Produced on Land App, Dec 16, 2024
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10 m
Scale 1:419 (at A4)



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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