

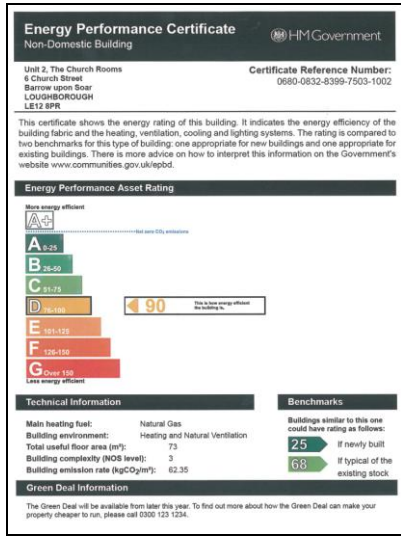
**TO LET**

**New Offices  
Village Centre Location**

**56.41 m<sup>2</sup> (607 ft<sup>2</sup>)**

**2 The Church Rooms  
Church Street, Barrow Upon Soar  
Leicestershire LE12 8HP**





## LOCATION

Located within a conservation area in the heart of the village of Barrow upon Soar fronting Church Street, close to its junction with High Street. The property is within walking distance of the Mainline Barrow Railway Station with links to Leicester, Nottingham and London and is close to all the local village amenities.

## DESCRIPTION

A superb conversion of a former Church Hall into three individual self-contained office suites, a highly attractive Courtyard development benefitting from gas central heating, perimeter trunking, WC and kitchen. Each office provides a very attractive environment.

## ACCOMMODATION

2 The Church Rooms 56.41 m<sup>2</sup> (607 ft<sup>2</sup>)

## RENT

**£7,750 (Seven thousand seven hundred and fifty pounds)** per annum exclusive.

## LEASE

A new lease for a term to be agreed subject to a minimum of 3 years on a full repairing and insuring basis.

## PLANNING

We understand the premises have authorized planning under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

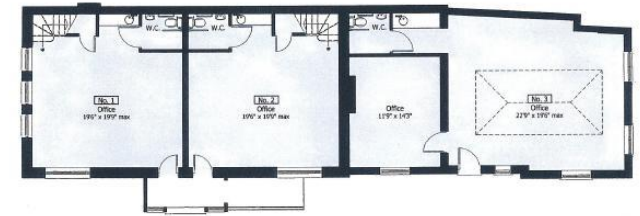
## LEGAL COSTS

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

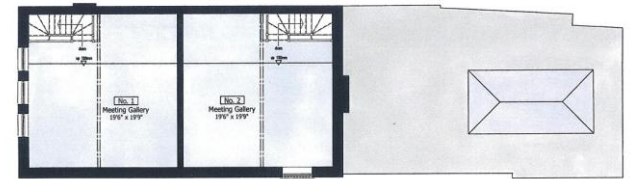
## RATING

The rateable value is to be assessed.

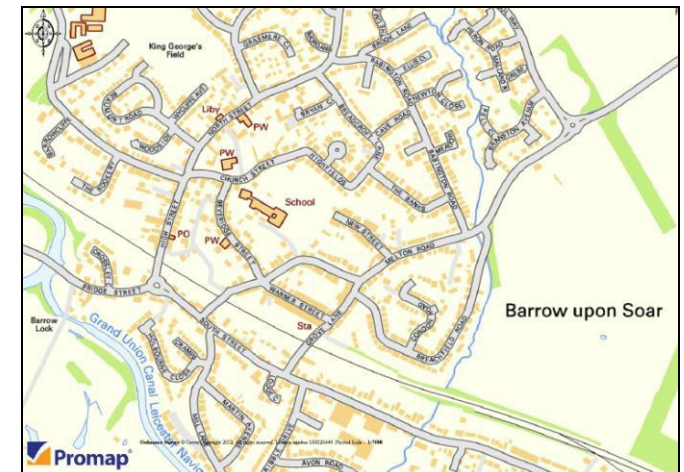
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Ground Floor Plan



First Floor Plan



## MATHER JAMIE

### Chartered Surveyors

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## PROPERTY MISDESCRIPTIONS ACT 1991

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

1. 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.
2. 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.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. 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.
5. 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.