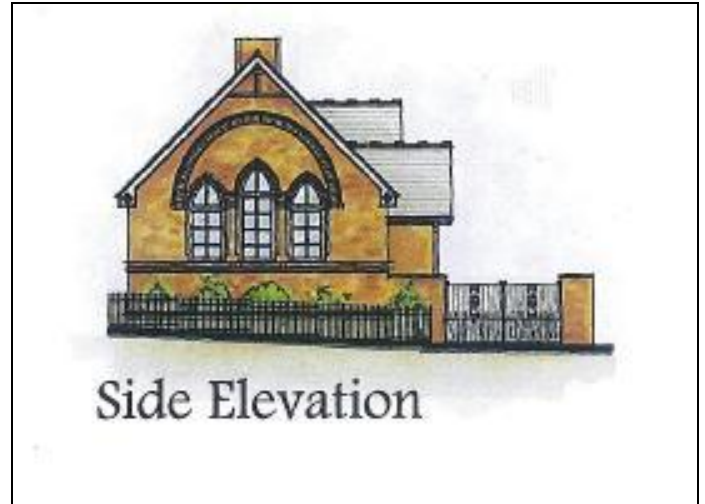


The Church Rooms, Church Street

Barrow Upon Soar
LE12 8HP



New Conversion Offices 590 ft² - 1,804 ft²
TO LET (May Sell)

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, kitchen. Each office provides a very attractive environment.

- No. 1 & 2 provide two storey accommodation
- No. 3 provides ground floor only accommodation
- Available as a whole or individually

SUBJECT TO PLANNING

01509 233433 www.matherjamie.co.uk

**MATHER
JAMIE**

LOCATION

Located within the village centre of Barrow upon Soar on Church Street, close to its junction with High Street, the office layout is shown within these particulars.

ACCOMMODATION

No. 1	56.41 m ²	(607 ft ²)
No. 2	56.41 m ²	(607 ft ²)
No. 3	54.79 m ²	(590 ft ²)

RENT/PRICE

No. 1	£9,000 pax	£150,000
No. 2	£9,000 pax	£150,000
No. 3	£8,750 pax	£150,000

Each unit has 1 car parking space and there are 2 shared visitor car parking spaces.

SERVICE CHARGE

A service charge for maintenance of communal areas will be levied, estimated at £500 per annum per office.

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 has 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

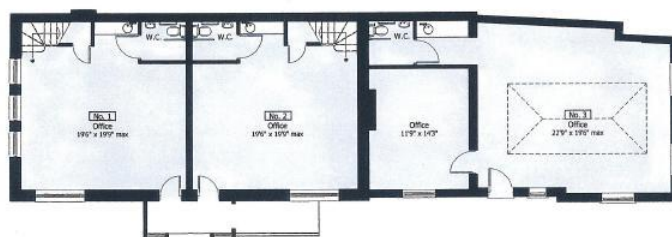
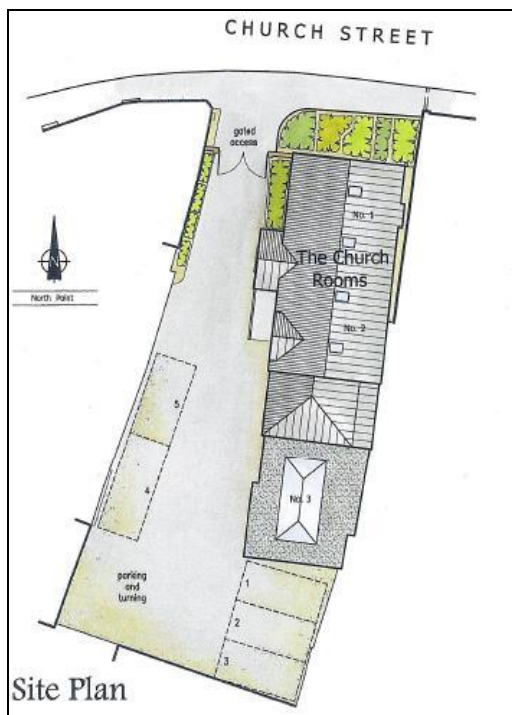
The rateable value is to be assessed.

EPC

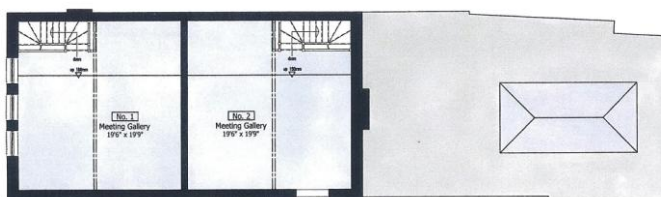
An Energy Performance Certificate will be provided.

CONTACT: Alex M Reid MRCIS

E-MAIL: alex.reid@matherjamie.co.uk



Ground Floor Plan



First Floor Plan

MATHER JAMIE

Chartered Surveyors

3 Bank Court, Weldon Road,
Loughborough, Leics LE11 5RF
tel: 01509 233433
fax: 01509 248900
email: sales@matherjamie.co.uk
website: www.matherjamie.co.uk

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.