



TO LET

**Offices
Village Centre Location**

56.41 sq m (607 sq ft)

**1 The Church Rooms
Church Street
Barrow upon Soar
LE12 8HP**

**MATHER
JAMIE**
01509 233433

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.

The property's location is shown on the plan within these particulars.

DESCRIPTION

A superb conversion of a former Church Hall into three individual self-contained office suites.

Unit 1 provides a highly attractive office accommodation over ground and first floors. The offices benefit from gas central heating, perimeter trunking, WC and kitchenette.

Externally there is dedicated parking for 1 car in an enclosed private courtyard.

ACCOMMODATION

1 The Church
Rooms 56.41 sq m (607 sq ft)

RENT

£9,000 (nine thousand pounds) per annum exclusive.

LEASE

The property is available on a new lease for a term to be agreed.

LEGAL COSTS

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

RATING

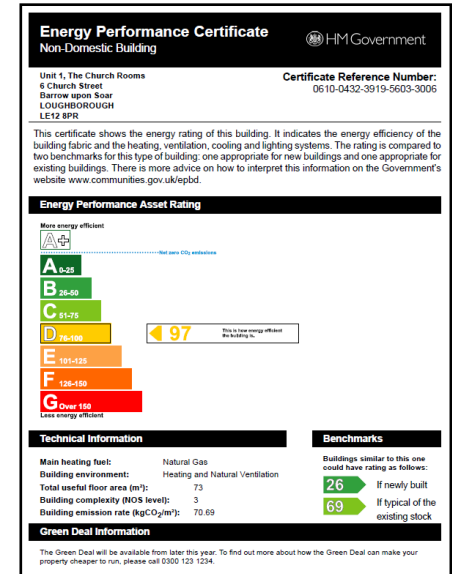
Local Authority: Charnwood BC
Period: 2018/2019
Rateable Value: £4,750

PLANNING

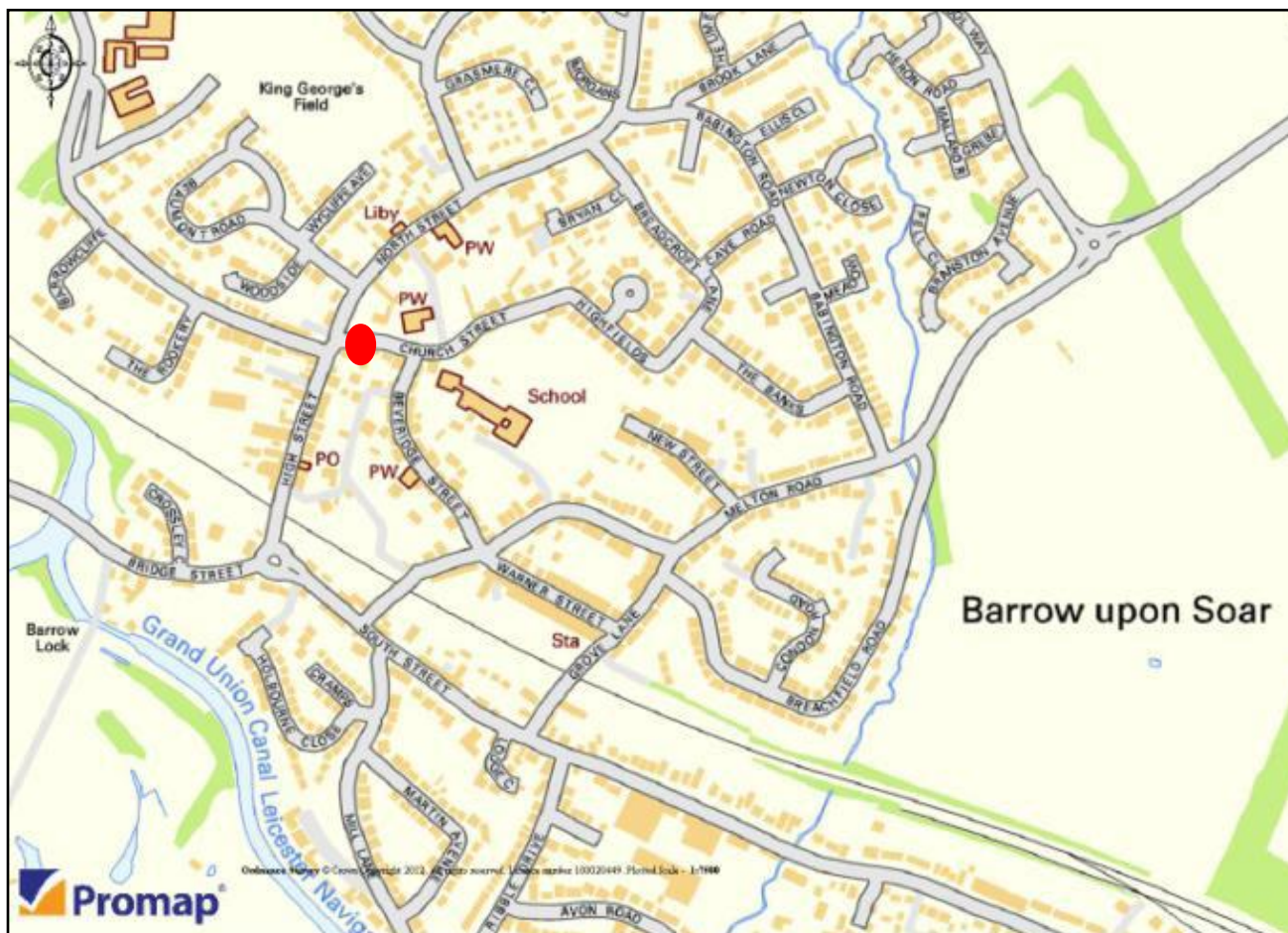
We understand the premises have authorised planning under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

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IMPORTANT INFORMATION

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.