



Brookside Works, Sileby Road, Barrow, LE12 8LT

LOCATION

The subject property is a self-contained site fronting Sileby Road between Barrow upon Soar and Sileby adjoining the Hayhill Industrial Estate. The property is well-located to serve both the Leicester and Loughborough markets benefitting from the good road links of the A6 corridor.

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

DESCRIPTION

To the front of the site is a two-storey building providing ground floor showroom, reception area with ancillary rear workshop and first floor office accommodation.

Also within the self-contained site are a spray booth, store area and additional storage nissen hut.

The site offers a rare opportunity for a self-contained vehicle workshop premises and showroom with external display and opportunity for further improvement.

ACCOMMODATION

Ground Floor

Showroom Area 1	41.43 m ²	(446 ft ²)
Showroom Area 2	61.35 m ²	(660 ft ²)
Workshop	204.89 m ²	(2,205 ft ²)

First Floor

Offices	13.03 m ²	(140 ft ²)
Rear Spray Booth Store Area	59.54 m ²	(641 ft ²)
Nissen Hut Storage Area	97.55 m ²	(1,050 ft ²)

TENURE

The property is available freehold with vacant possession.

PRICE

Offers in excess of **£325,000 (three hundred and twenty five thousand pounds)**

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2019/2020
Rateable Value: TBC

LEGAL COSTS

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

VAT

VAT will not be charged on the sale price.

EPC

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

PLANNING

We understand the premises have established planning consent for vehicle sales and workshops. Interested parties should satisfy themselves on planning use for their own use.

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).

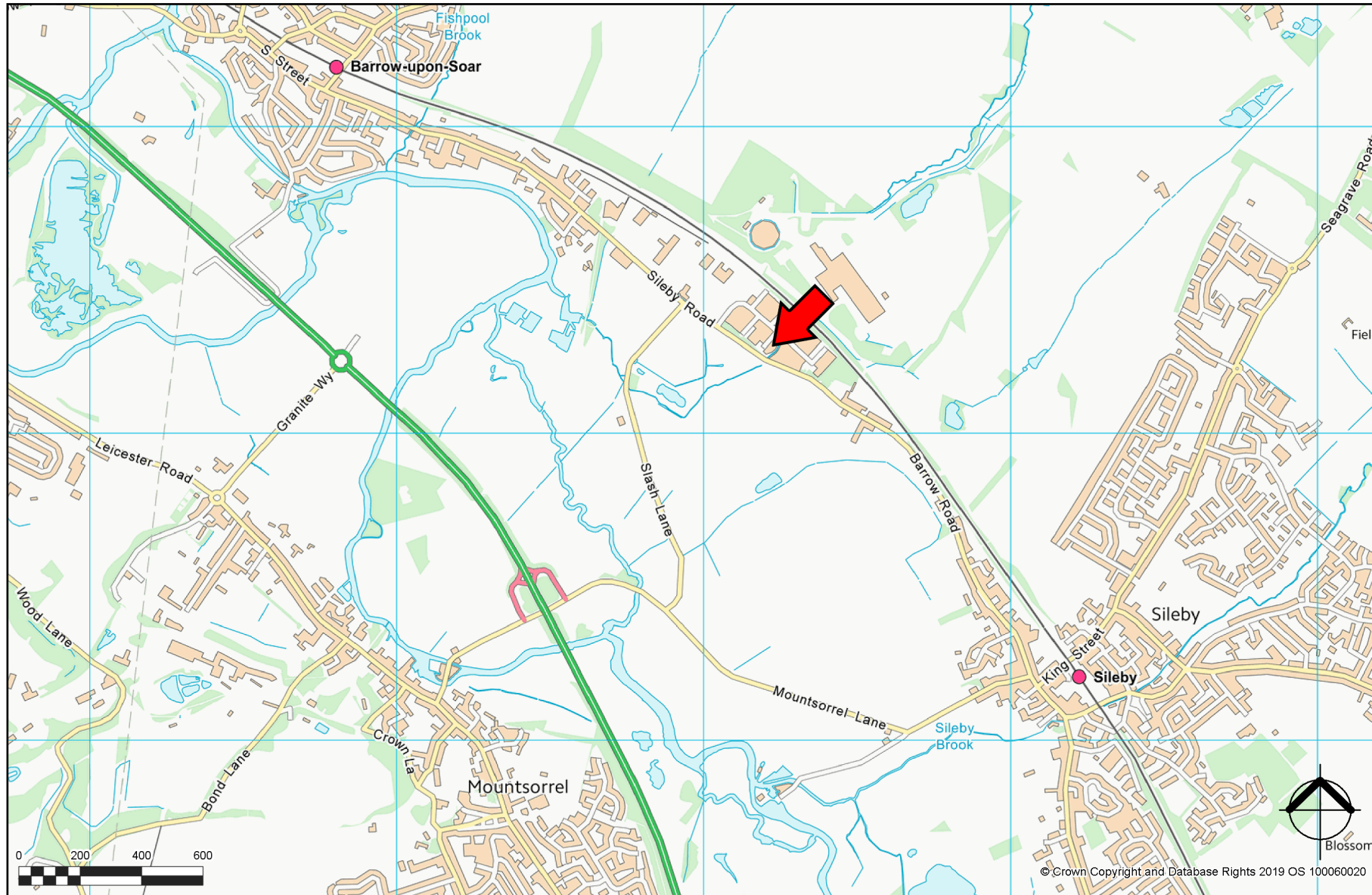
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IMPORTANT INFORMATION

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:

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 & 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