



# 3 The Church Rooms, Church Street, Barrow upon Soar, Leics, 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.

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 set in a highly attractive courtyard development.

Unit 3 provides a large open plan office space and private office/meeting room.

The property benefits from gas central heating, perimeter trunking, WC and kitchenette.

Externally there is parking for 1 car.

## ACCOMMODATION

Main Office	42.25 sq m	(455 sq ft)
Private Office	14.25 sq m	(153 sq ft)
Kitchen	3.52 sq m	(38 sq ft)
<b>Total NIA</b>	<b>60.02 sq m</b>	<b>(646 sq ft)</b>

## TENURE

The property is available on a new lease for terms to be agreed, subject to a minimum of 3 years on a full repairing and insuring basis.

## RENT

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

## BUSINESS RATES

Local Authority: Charnwood Borough Council  
Period: 2019/2020  
Rateable Value: £5,400

## LEGAL COSTS

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

## VAT

VAT will be charged on the rent.

## EPC

The property has an Energy Performance Asset Rating of 85 within Band D.

## PLANNING

We understand the premises have authorised use under Class B1 of the Town & 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. 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