



Investment - Ashwell Motors, Oakham Road, Ashwell, Oakham, LE15 7LW

Rutland Village Investment for
sale 0.35 Acres

Guide price - £595,000

Potential for re-development

- Site area Circa 0.35 acres
- Circa 5,178 Sq ft of buildings
- Passing rent currently £33,000
- Subject to a 2 year lease with 12 month break
- Car Garage and Showroom

Summary

Price - £595,000
Size - 0.35 acres Site
VAT - Not applicable
Tenure - Freehold - Subject to 2 year lease
Rates - £13,750 and £9,800
EPC - 137 (F)



Description

Currently let to Ashwell motors who are a long established family run car garage and MOT business and has been trading from the site since the mid 1950's when it was first established.

The site itself sits in approximately 0.35 acres and has 2 main buildings - The old car showroom with offices with stores, and the main servicing building with separate MOT testing bay.

Car parking to the front and side of the property.

Location

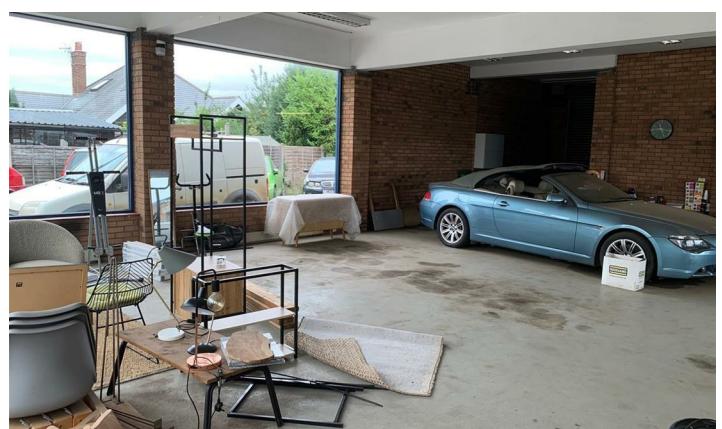
Situated on the main Oakham Road in the popular Rutland village of Ashwell. The nearest town is Oakham approximately 2 miles directly to the South, Ashwell offers easy access to the A1 via Cottesmore and Greetham approximately 4 miles to the East.



Terms

Offered for sale freehold subject to a recently granted 2 year lease (outside the 1954 Act) with 12 month landlord and tenant break clause with an initial passing rent of £33,000.

Initial guide price - £595,000.



Development Potential

Recent planning history will show that an application was submitted including the site as part of a larger project which was rejected and is under review.

Details can be provided if required and there is both commercial and residential potential on the site.

Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

