



36a Pate Road, Melton Mowbray LE13 0RG

Rare opportunity For sale/ To let
in Melton Mowbray

Industrial Unit

£160,000 freehold / £10,500 per
annum NO VAT

- Industrial Unit For sale or To Let
- 530 Sq Ft Warehouse, 288 Sq Ft Office plus Mezz Storage
- 40 Sq M Enclosed Compound and Parking for 4/5 cars
- Gas heating and Air conditioning to offices
- Available Immediately

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Summary

Rent - £10,500 per annum
Sale Price - £160,000
VAT - Not applicable
Insurance - re charged at cost
Rates - £6300
Legal fees - Both parties will be responsible for their own legal costs
EPC - E (124)

Description

The warehouse section of the Unit is accessed by the 3m x 3m roller shutter door and a personnel door to the side. With an area of circa 530 Sq Ft. and with a door to the offices and stairs to the mezzanine deck over the offices which provides approximately 288 Sq Ft of storage. This storage deck has sloping ceilings and is not full height to the whole area.

Location

The Leicester Road Industrial Estate is approximately 1 mile from the centre of Melton Mowbray and has several car dealerships, Hire Shops, Builders Merchants as well as numerous individual businesses. Over 100 separate business trade from the Estate and the A607 provides access to the A46 (Approx. 16 Miles away) and the M1 at Fosse Park (about 20 miles away).

Accommodation

The Office area is circa 288 Sq Ft to include the Kitchen and Wc. The open plan office area is 4.259m x 3.222m (13'10" x 10' 6") plus additional floor space, off which is the Kitchen and Wc plus connecting door to the Warehouse. There is a window and personnel door within the rear elevation giving independent access if required. The office has Gas fired heating by Radiator and a wall mounted Air Conditioning unit. The enclosed and gated compound is circa 40 Sq M with chain link fencing and metal gates. Between the compound and the Unit is space for 5 cars to be parked which would enable the compound to be increased in size if required.

Terms

A new 5 year FRI lease will be created at a rent of £10,500 year 1 and increasing to £12,000 PA onwards. Reviews and breaks to be agreed. A 3 month deposit will be required. Rent paid monthly in advance. A Personal Guarantee may be required if the Lease is to a Company without assets.

There is a small annual service charge for maintenance and repair of the road access to the Unit.

For Sale - £160,000 with vacant possession

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



Viewing and Further Information

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