

INDUSTRIAL UNIT - Highfield Mill, 10-12 Keats Lane, Earl Shilton, Leicestershire, LE9 7DQ



Description:

A 3/4 storey industrial unit, with ample car parking spaces, located off Hill Top with a total site area of 0.398 acres (0.16 hectares).

There is potential for residential development of 24 apartments and 2 town houses (subject to planning permission).

THE PROPERTY IS AVAILABLE FOR SALE OR FOR LET.

Accommodation:

Basement: 3,623 sqft (336.59 sqm) approx.

Ground Floor: 6,905 sqft (641.50 sqm) approx.

First Floor: 7,308 sqft (678.94 sqm) approx.

Second Floor: 928 sqft (86.21 sqm) approx.

Total: 18,764 sqft (1,743.24 sqm) approx.

Car Park: Large car park to the side of the property.

Rental:

We are seeking a rental of £30,000 pa exc.

Legal Costs:

The ingoing tenant is to pay for the landlord's reasonable legal fees for preparation of the lease.

Lease:

A 3 year lease on a full repairing and insuring basis.

Freehold:

We are seeking offers over £450,000.

Rates:

Rateable Value: £25,750.00

Rates Payable: £11,896.50

Notes:

1. The new lease is to be Contracted Out of the Security of Tenure Provisions of the Landlord and Tenant Act i.e., without statutory tenant renewal rights.
2. The site is suitable for residential development subject to planning permission.

Services:

The services, fittings and appliances (if any) have not been tested by the agents.

Viewing:

By appointment through the sole agents.

The Property Mis-description Act 1991:

These sales particulars have been written to conform to the Property Mis-description Act. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

- 1) All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
- 2) Information on Rating Assessments and Town and Country planning matters have been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended

to obtain written confirmation prior to entering into any commitment.

3) All information on the availability of main services is based on information supplied to us. Interested parties are recommended to arrange for any tests to be carried out prior to acquisition.

Health and Safety

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.