

FOR SALE

COMMERCIAL PREMISES & 4 BEDROOM RESIDENCE

**THE FOSSE WAY, A46 UPPER BROUGHTON,
MELTON MOWBRAY, LEICESTERSHIRE LE14 3QD**

- Large forecourt area
- Previously used as car sales premises & petrol station
- 4 bedroom detached
- Site Area – 1.175 acres
- Suitable for alternative uses subject to P/P

PRICE: £450,000



Location:

The property is located on the west side of the A46, close to Upper Broughton Road, approximately 15 miles north of Leicester City Centre and 10 miles south east of Nottingham. The A46 is a principal arterial route into Leicester from the north, connecting to Nottingham, Newark and Lincoln. The road has an extensive amount of passing traffic which the premises can benefit from easy access and prominent exposure.

Directional Note:

Proceed out of Leicester via the A607 Melton Road / Newarke Road, passing over the A46 roundabout heading towards Nottingham. Continue along for approximately 9.5 miles where the property can be identified by our 'For Sale' board on the left hand side, just after the junction of Back Lane.

Description:

A large attractive commercial / residential premises located on the outskirts of Leicester / Nottingham. The commercial premises were previously used as a car / van sales premises as well as a petrol station.

The premises also benefits from a 4 bedroom detached property comprising of entrance hallway, lounge, kitchen / diner, cloakroom/ wc, 4 bedrooms, bathroom, utility room and a large lawned garden with patio area. The property also benefits from uPVC double glazing and gas central heating.

Accommodation (approximate sizes) – Commercial Premises:

Car Sales Office:	219 sqft (20.32 sqm)
Kitchen:	81 sqft (7.55 sqm)
Rear Office:	77 sqft (7.18 sqm)
Stores:	153 sqft (14.22 sqm)
High Bay Workshop:	359 sqft (33.35 sqm)
Workshop:	333 sqft (30.97 sqm)

Total 1,222 sqft (113.59 sqm) approx

Residential Premises:

Ground floor:

Entrance Hallway – 13'2" x 7'5" (4.14m x 2.26m):

Having double glazed front door, 2 wall mounted vertical panelled radiators, modern chrome spotlights.

Lounge – 21'2" x 12'7" (6.45m x 3.83m): Having double glazed window to the garden, double glazed french doors leading to patio, modern chrome spotlights, radiator.

Kitchen / diner – 21'2" x 13'0" (6.45m x 3.95m): Having double glazed windows to the rear and side, luxury granite fitted kitchen with a range of base and eye level units, twin bowl stainless steel sink, dining area, fully tiled walls and flooring, built in electric oven and hob.

Cloakroom: Having double glazed opaque window, wash hand basin & vanity unit with backlit mirror, cupboard, wc, fully tiled walls and flooring, radiator.

First Floor:

Landing: With storage cupboard and all connecting doors to:

Bedroom 1 – 13'1" x 10'2" (4.0m x 3.10m): Having double glazed window, fitted wardrobe and radiator.

Bedroom 2 – 12'8" x 10'1" (3.87m x 3.08m): Having double glazed window, fitted wardrobe and radiator.

Bedroom 3 – 12'1" x 10'2" (3.38m x 3.10m): Having double glazed window, fitted wardrobe and radiator.

Bedroom 4 – 12'7" x 9'9" (3.83m x 2.97m): Having double glazed window, fitted wardrobe and radiator.

Bathroom – 9'8" x 7'8" (2.94m x 2.34m): Having opaque double glazed window, roll top bath, wash hand basin and vanity unit, wc, shower cubicle with power shower, fully tiled walls and flooring, radiator.

Outside: There is a block paved patio area around the entire perimeter of the house with a large lawned garden screened off from the commercial site.



Rating Assessment:

Charging Authority:	Rushcliffe Borough Council
Description:	Vehicle Repair Workshop & Premises
Rateable Value:	£9,400.00
Rates Payable (approx):	£4,342.80
Period:	2014/15

Please make your own enquiries in respect of the rating liability and any small business relief.

Council Tax:

The residential property falls within Council Tax Band 'E' which is £1,960.56 for the year 2014/15.

Services:

We have been informed that mains water and electricity are connected to the site but gas is only connected in the residential property. Drainage is via a septic tank. The petrol tanks remain in situ but have been filled.

Tenure:

Freehold with vacant possession.

Planning:

The property is suitable for alternative uses, subject to planning permission. Please contact Rushcliffe Borough Council on 0115 981 9911.

Energy Performance Certificate:

The residential property has an energy rating of 61 – Band D.
The commercial property has an energy rating of 242 – Band G.

Viewing

By appointment with the sole selling agents.

**Important Information:**

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.