

# phillips sutton

Niche Commercial Property Agents



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## Freehold Workshop Premises

2 George Street, Barwell, Leicestershire, LE9 8GN

Total GIA: 2,187 sq. ft

# FOR SALE

### KEY FEATURES



Self-contained industrial unit



Level access loading



Kitchenette



Fitted offices



Front Yard



Parking



Freehold Sale



Low Rateable Value



## LOCATION :

The property is located in the Leicestershire village of Barwell. It is less than a 10 minute drive to Hinckley town centre and only 13 minutes to the M69 via the B4669. Leicester is approximately 35 minutes to the East.

## DESCRIPTION :

This self-contained industrial unit comprises steel portal frame construction, complemented by block and brickwork elevations that extend from floor to eaves, all beneath a pitched over-clad asbestos roof. The property benefits from level access roller shutter door, to allow loading and unloading operations along with concrete flooring and warehouse lighting.

In addition to the warehouse space, the property offers essential amenities, comprising a reception entrance, kitchenette, and a well-maintained WC facility. Access to the first floor is facilitated by a well-structured stairwell. Upstairs, two offices are complemented by an additional WC, collectively providing a functional workspace environment.

The property is equipped with gas-fired heating throughout. The inclusion of double-glazed windows contributes to both climate control and energy efficiency. External amenities include a front yard, which serves the dual purpose of providing off-street parking, offering added convenience.

## CONTACT:



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## TENURE:

Freehold.

## PRICE:

Offers in excess of £225,000

## RATEABLE VALUE:

£12,000 per annum.

## VAT:

VAT is applicable.

## LEGAL COST:

Each party to bear their own costs incurred in this transaction.

## EPC:

Available on request.

## AML REGULATIONS:

Two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## PREMISES:

	AREA SQFT	AREA SQM
Ground Floor Warehouse	1,615	150
Ground Floor Amenities	206	19.14
First Floor Office	366	34
<b>TOTAL :</b>	<b>2,187</b>	<b>203.14</b>

