



## FOR SALE

### INDUSTRIAL PREMISES

King Street,  
Barwell, LE9 8GQ

Located on the fringe of Barwell  
village centre



Convenient access to the A47 and  
A5/M69 thereafter



Yard area and roller shutter access



Currently arranged as a warehouse,  
with showroom areas, offices and  
stores



GIA - 3,043 sq ft (282.7 sq m)



## LOCATION

The subject property is located on King Street on the fringe of Barwell village centre. The surrounding area comprises a mixture of residential and commercial uses. King Street itself leads to Shilton Road, which provides access to Barwell village centre and Earl Shilton town centre and the A447/A47 thereafter.

Barwell is a village lying approximately 2¾ miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to the M1 and wider national motorway network.

## DESCRIPTION

The subject property comprises industrial/showroom premises on the fringe of Barwell village centre.

The ground floor accommodation comprises warehouse and office accommodation, with ancillary WCs and stores. The first floor is currently arranged as a showroom.

Externally, there is a yard area, accessed from King Street, leading to a roller shutter door servicing the warehouse area.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a basis:

		SQ FT	SQ M
Ground	Warehouse & Office	1,811	168.24
First	Showroom	1,232	114.45
		3,043 Sq Ft	282.69 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £7,400

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The freehold interest in the subject property is available, subject to vacant possession, at a guide price of £200,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(81)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

### NOTE RE: MEASUREMENTS

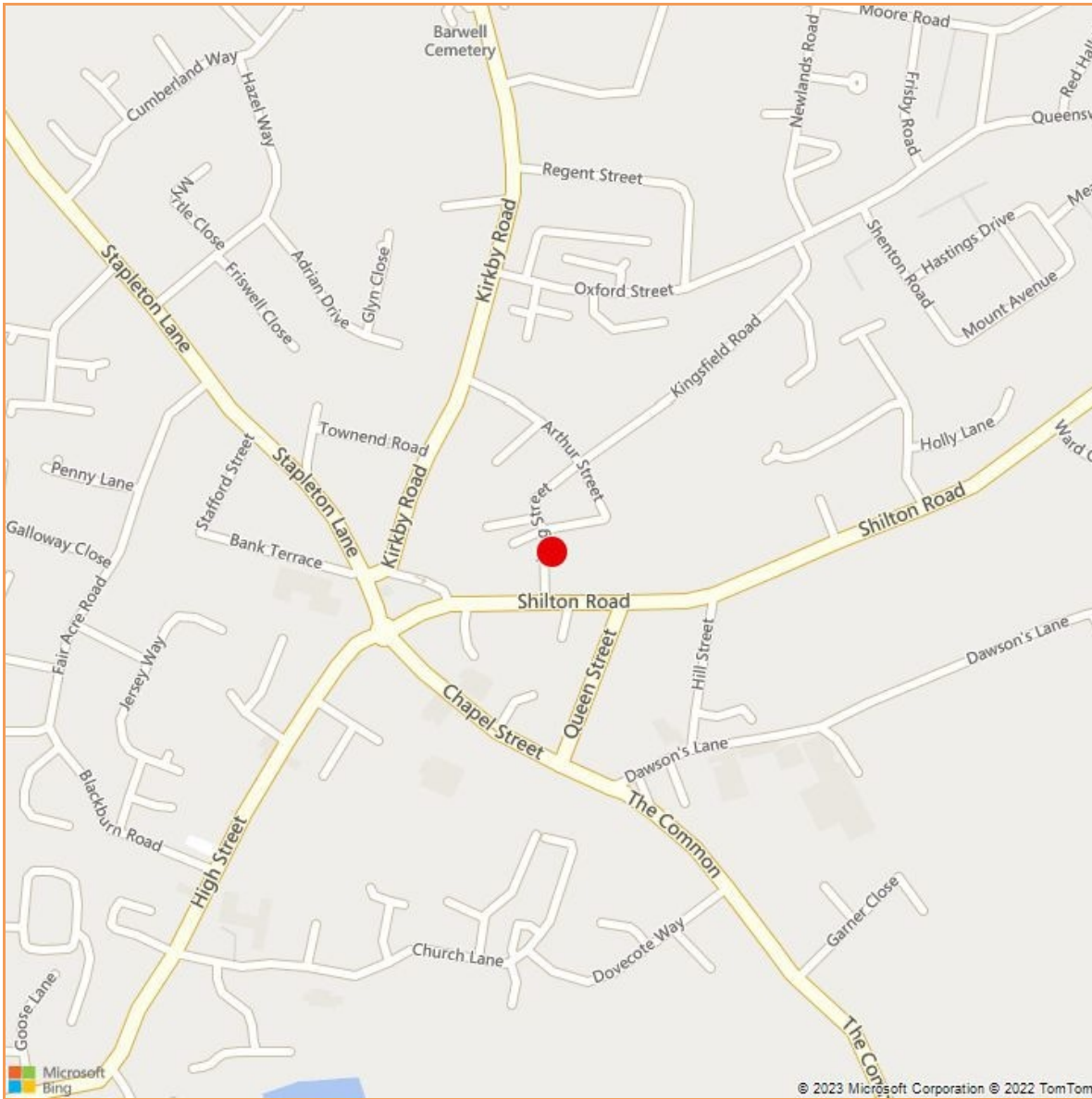
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

### NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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