

FOR SALE

ANDREW+
ASHWELL

Single storey workshop

+ 21 John Street + Enderby

LEICESTER + LE19 4LF



1,792 Sq Ft
(166.5 Sq M)

£125,000 for the Freehold

- Single storey workshop
- Development potential (STP)
- 166.5 Sq M (1,792 Sq Ft)



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LOCATION

The property is located on John Street, Enderby, approximately 5 miles SW of Leicester City Centre and 2 miles SW from the M1 (J21).

RATING ASSESSMENT

Rateable Value (2017): £3,550
U.B.R (2019/2020): £0.491
Est. Rates Payable (2019/20): £1,743.05*

* Small businesses may benefit from rates exemption.
Rating information is for guidance purposes only.

ENERGY PERFORMANCE CERT.

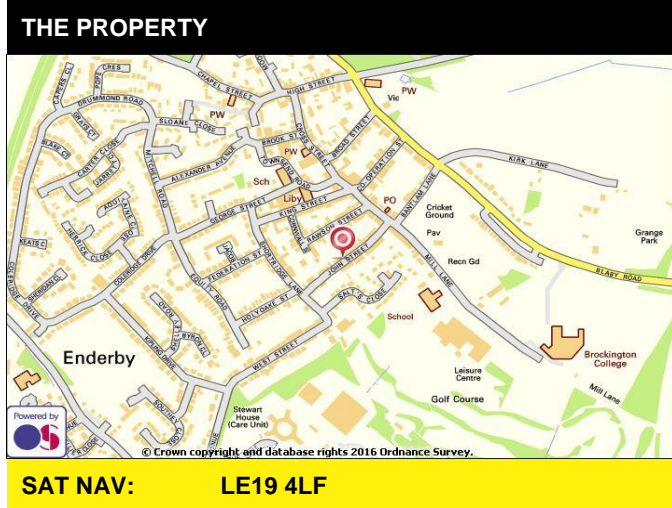
Certificate reference: 0295-9289-6530-4000-6503
An EPC is available on request.

TERMS

The Freehold of the property is available to be sold with full vacant possession for offers in the region of **£125,000**.

VAT

It is understood that VAT is not applicable.



DESCRIPTION

A single storey detached industrial unit comprising workshop with storage/offices to the rear along with WC and kitchenette. The unit is fitted with fluorescent strip lighting, single phase electrics and is heated by way of electric blower heaters.

The site may be suitable for residential development, subject to planning.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Workshop	771	71.6
Storage	629	58.4
Office	305	28.3
Kitchen / WC	87	8.2
TOTAL	1,792	166.5

VIEWING

Strictly by appointment with the sole agent

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