



WATLING
REAL ESTATE

FOR SALE

**PROMINENT VACANT FREEHOLD SHOWROOM AND
WAREHOUSE WITH ALTERNATIVE USE AND
REDEVELOPMENT POTENTIAL**

**ASHBY ROAD CENTRAL
SHEPshed
LOUGHBOROUGH
LE12 9EF**

HIGHLIGHTS

- VACANT FREEHOLD SHOWROOM AND WAREHOUSE PREVIOUSLY UTILISED FOR THE SALE AND SERVICING OF CARAVANS AND MOTORHOMES
- EXCELLENT ASSET MANAGEMENT POTENTIAL INCLUDING EXTENSION AND REDEVELOPMENT S.T.P.
- STRATEGIC HIGHLY VISIBLE ROADSIDE LOCATION ON KEY ARTERIAL A512 ASHBY ROAD
- CHANGE OF USE TO TRADE COUNTER, DEALERSHIP OR CONVENIENCE RETAIL S.T.P.
- APPROX. 11,085 SQ. FT. G.I.A. ON 1.83 ACRES
- OFFERS INVITED IN THE ORDER OF £1.7M
- LARGE SECURE YARD AND LOW SITE COVER OF APPROX. 13%



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LOCATION & SITUATION

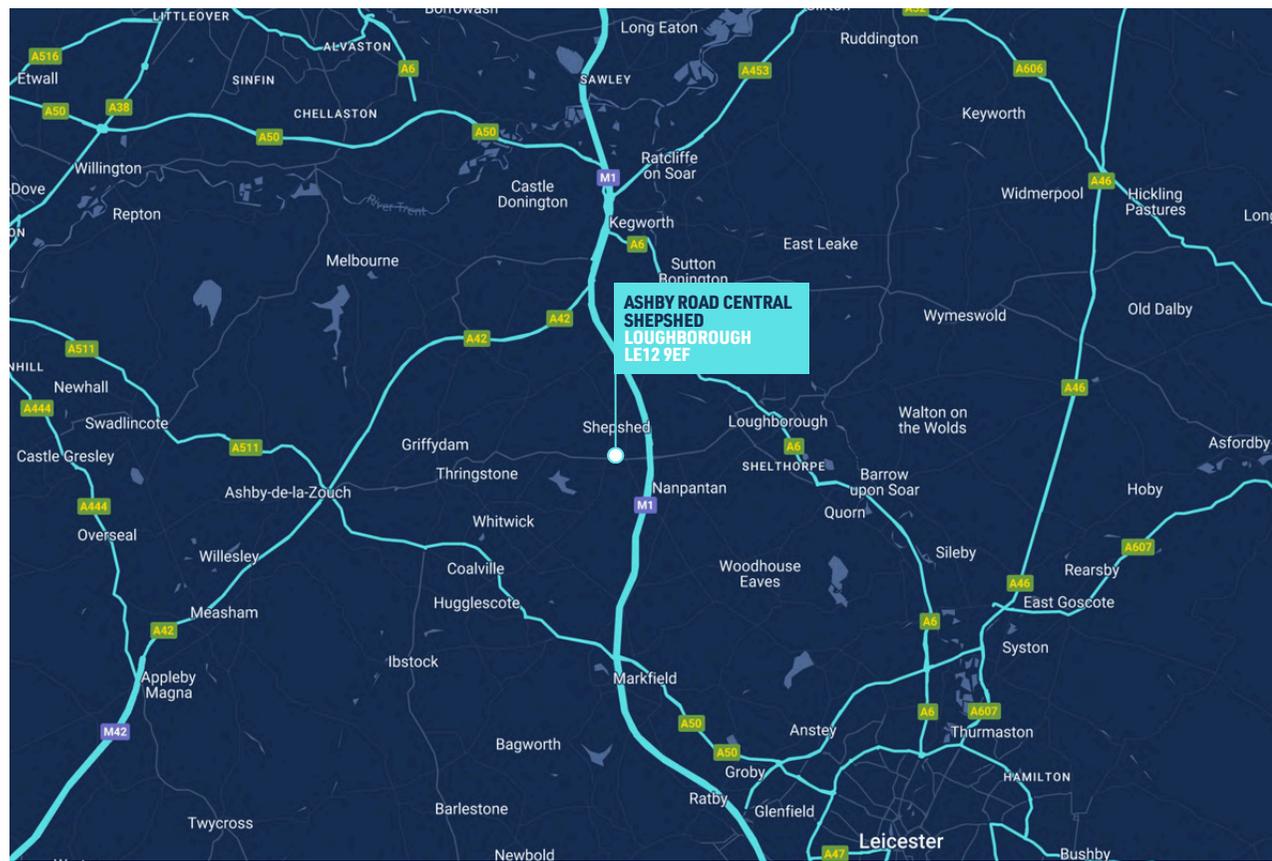
The property is prominently located on the A512 Ashby Road, approx. 1 mile south of Shepshed and 3.5 miles west of Loughborough. The A512 Ashby Road is a key arterial route connecting J23 of the M1, less than 0.5 mile to the east, and J13 of the A42 (M42) approx. 7 miles to the west.

The property occupies a highly visible roadside location on the junction of Ashby Road Central and Charnwood Road, and is adjacent to Gelders Hall Industrial Estate.

The property has access points off both Ashby Road Central and the Charnwood Road. There is a bus stop directly opposite the Charnwood Road entrance providing regular services to and from Shepshed, Loughborough, and Nottingham.

The immediate area comprises a mix of light industrial, dealership and warehouse property. There is limited retail provision within the local area which makes this site ideal for the development of trade counter, dealership or convenience retail property.

Local occupiers include Aldi, Screwfix, Shepshed Ford, Parker Meggitt, and Manheim Commercial Auctions.



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CONNECTIVITY



By Car



Walking



By Bus



PROPERTY

The property comprises a vacant freehold showroom and warehouse, previously utilised for the sale and servicing of caravans and motorhomes, totalling approx. 11,085 sq. ft. G.I.A. on a site area of 1.83 acres.

There are two access points off Ashby Road and Charnwood Road leading to a large secure yard and car parking.

The showroom faces the Ashby Road and is of single bay, traditional red brick construction, and has a pitched corrugated asbestos truss roof with translucent light panels. It provides open plan retail accommodation with ancillary offices, stores, kitchenette and WCs. There is a mezzanine floor providing additional storage. There is double glazing throughout and a concrete floor. The minimum eaves height of the showroom is approx. 4m.

The warehouse faces Charnwood Road and is of similar construction to the showroom. It is subdivided internally providing warehouse and workshop accommodation. It has uPVC doubled glazed and crittall windows to the warehouse and workshop respectively, and a painted and screeded concrete floor. Access is via a uPVC double glazed door to the south and loading is via five roller shutters to the east elevation leading to the main yard. There is an ancillary office and WC within the workshop. The minimum eaves height of the warehouse is 4m.

There is also a standalone prefabricated garage of concrete construction with timber framed pitched roof and concrete floor.



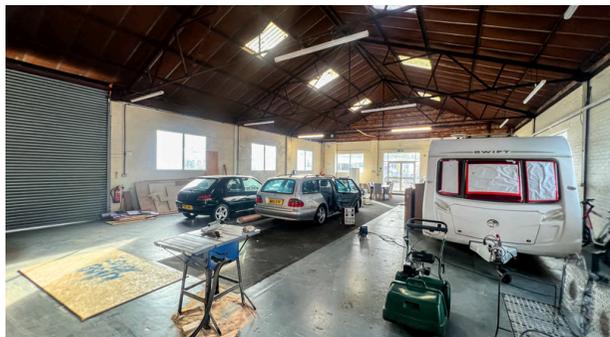
11,085 SQ. FT.
G.I.A.



SITE AREA OF
1.83 ACRES



SITE COVER
OF 13%



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ACCOMMODATION

The property provides the following approximate gross internal floor areas:

USE	SQ.M.	SQ.FT.
Showroom (incl. WCs)	370.24	3,985
Offices (incl. kitchenette)	57	614
Mezzanine Storage	100.29	1,079
Warehouse and Workshop (incl. office and WCs)	502.29	5,407
TOTAL	1,029.82	11,085

The total site area is approx. 1.83 acres equating to a site cover of approx. 13%.



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FURTHER INFORMATION

TITLE

The property is held freehold under title no. LT348958. Copies of the title documents are included within the Marketing Pack.

PLANNING

We understand the property has planning consent for its existing use as a showroom. Interested parties are to rely on their own enquiries with Charnwood Borough Council.

We understand the property previously had planning consent for A1 (Shops – including Food Retail) and A3/A5 (Restaurants and cafes/Hot Food Takeaway) use.

ASSET MANAGEMENT AND REDEVELOPMENT

The strategic roadside location of the property, large site area, and low site cover offer various extension, development and alternative use options subject to planning.

The property may be of particular interest to dealership, trade counter, and convenience retail/food store occupiers.

BUSINESS RATES

The property is assessed as follows:

Rateable Value: **£61,000**
Description: **VEHICLE REPAIR WORKSHOP AND PREMISES**
Rates Payable (24/25): **£33,306 P.A. (BASED ON 54.6P IN THE £)**

Interested parties are to rely on their own enquiries with Charnwood Borough Council.

EPC

A copy of the EPC is included within the Marketing Pack.

SERVICES

We understand that all mains services are connected, but none have been tested. We are advised that the units benefit from independent mains services. Interested parties are to rely on their own enquiries.

OFFERS

Offers in the order of £1.7m invited for the freehold interest.

VAT

Prices are quoted exclusive of VAT.

COSTS

Each party to be responsible for their own professional costs incurred in the transaction.

MARKETING PACK

A Marketing Pack with additional information is available upon request.

VIEWINGS

By appointment with Watling Real Estate only.



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