

FOR SALE/TO LET - INDUSTRIAL/TRADE COUNTER PREMISES

UNITS 2/3 SNIBSTON DRIVE

Coalville, Leicestershire LE67 3NQ



Key Highlights

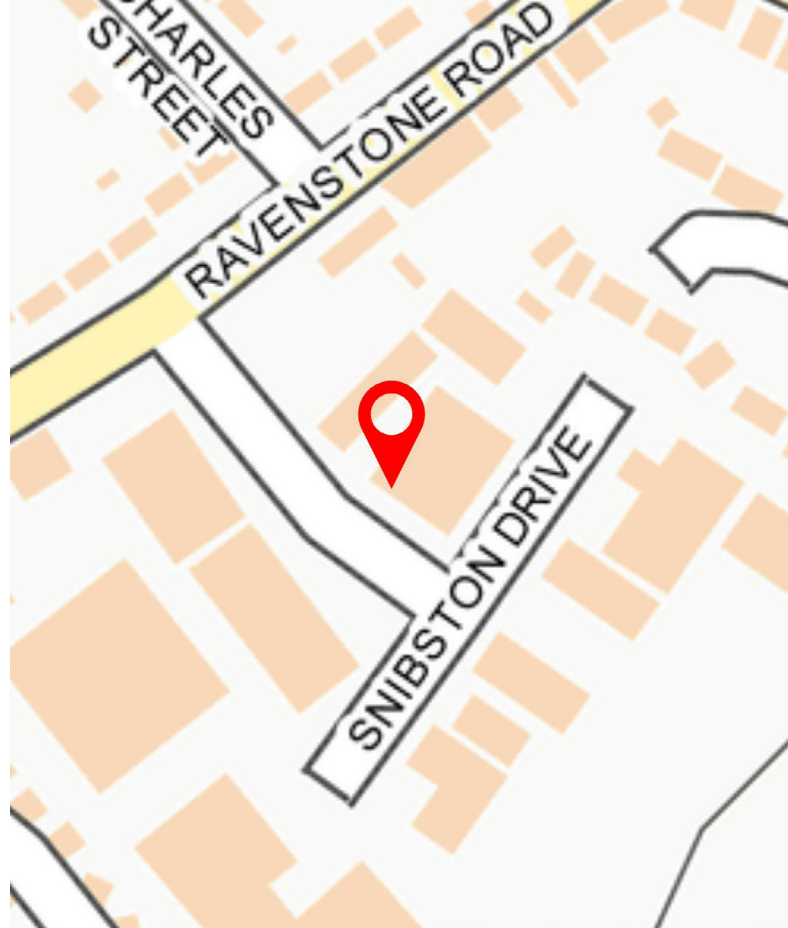
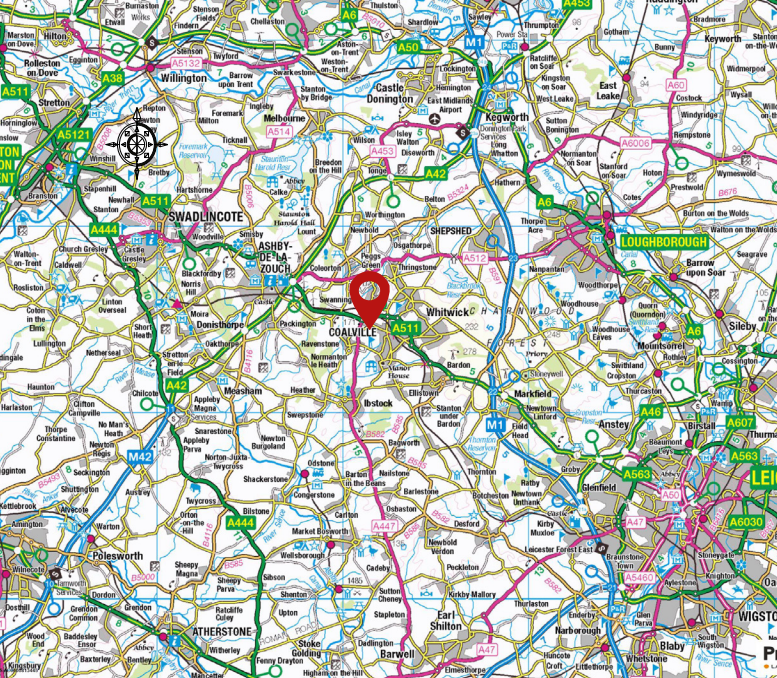
- Popular established industrial/trade counter location
- Total GIA 621.92 sq m (6,694 sq ft)
- 5 metre eaves
- 3 phase power
- Integral two storey offices
- Available freehold or on a new flexible lease agreement

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LOCATION

Coalville is a market town situated in North West Leicestershire with a population around 35,000. It lies just off the A511 trunk road with Leicester some 13 miles to the South East, Burton upon Trent 13 miles to the north west, Loughborough 11 miles to the North East and Tamworth some 17 miles South West.

The town has good road links with Junction 13 of the A42, lying 3 miles to the North West, Junction 23a of the M1, 11 miles to the North East and Junction 22 of the M1, some 5 miles South East.

SITUATION

The property is situated in a prominent position at the entrance to the established Ravenstone Industrial Estate, which lies approximately 1 mile to the West of the town centre. The property lies on the North side of Snibstone Drive, adjacent to Howdens and Travis Perkins.

DESCRIPTION

The property comprises a semi-detached industrial/trade counter unit of single storey construction with a mixture of brick/concrete block elevations, thereafter clad with metal profile sheeting to the upper parts beneath a pitched roof. The warehouse has an eaves height of approximately 5 meters (16.4 ft), concrete floor and three phase power supply. Access to the warehouse is via a roller shutter door in the front elevation.

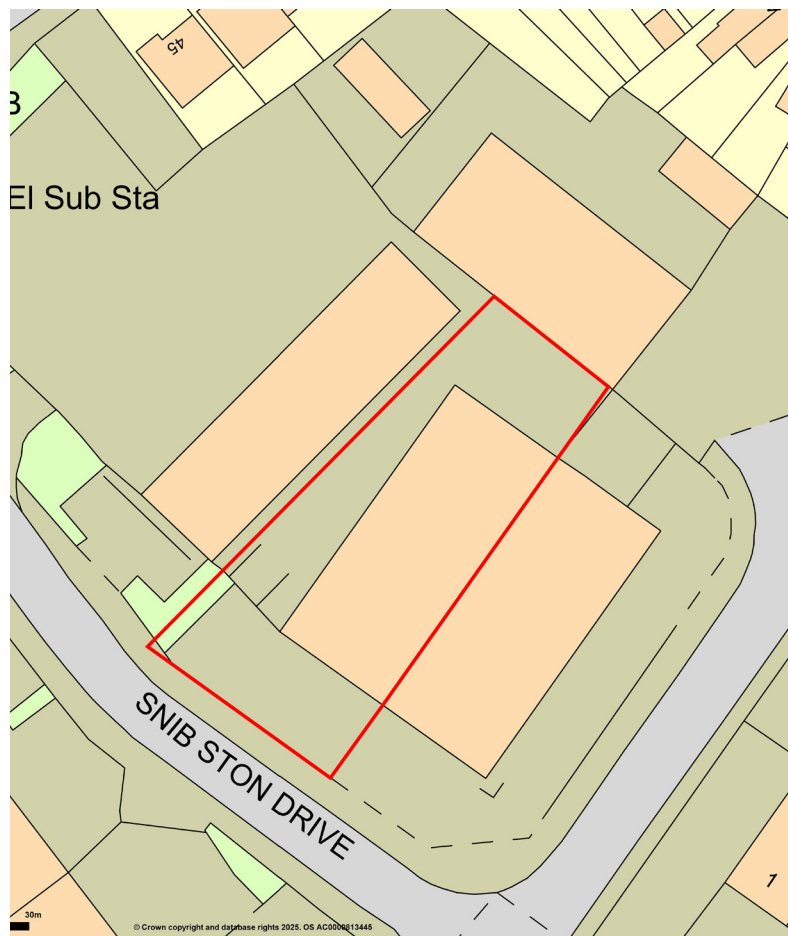
The property incorporates two storey ancillary welfare and office accommodation, the first floor of which benefits from air conditioning.

Externally, the property benefits from a concrete yard to three sides with ample onsite car parking within a securely fenced and gated yard.

ACCOMMODATION

The property provides the following accommodation:

FLOOR AREA	SQ FT	SQ M
Ground Floor	6,020	559.31
First Floor	674	62.61
TOTAL GROSS INTERNAL AREA	6,694	621.92



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PLANNING

The property benefits from planning permission from Business Use (Class E), Industrial (Class B2) and Storage or Distribution (Class B8).

EPC

TBC

BUSINESS RATES

- Rateable Value (2023) - £25,500
- Rates Payable (2024/2025) - £12,724.50

TENURE

The property is available on a freehold basis. Alternatively, the premises can be made available by way of a new full repairing and insuring lease for a term of years to be agreed.

GUIDE PRICE/RENT

£800,000/£60,000 per annum exclusive

VAT

VAT will be applicable to this transaction.

ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Viewings are available by prior appointment with the Sole Agent, Savills.

CONTACTS

For further information please contact:

Ian Muxlow

imuxlow@savills.com
+44 (0) 7967 555 584

Luke Epps

luke.epps@savills.com
+44 (0) 7811 073 302

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