wards
Commercial

FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY

Churchill Works, Highfield Street,
Earl Shilton, LE9 7HS

Large factory premises split into smaller units

❊

Potential redevelopment site (subject to planning permission)

❊

Passing rent approx. £59,817 per annum. ERV approx. £70,000 per annum

❊

Site area approx. 0.53 acres (0.21 ha)

❊

Approx. GIA - 23,269 sq ft (2,161.7 sq m)

LOCATION

The subject property is located fronting onto Highfield Street in Earl Shilton, being opposite the turning for Rossendale Road. The surrounding area is mainly of a residential nature, apart from the Stoneycroft Sports & Social Club being situated to the rear of the property. Hinckley Road is situated at the opposite end of Rossendale Road and allows access to the town centre, approximately ¼ mile distant, together with the A47 to the south west of the village.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Earl Shilton.

DESCRIPTION

The subject property comprises a large traditional factory premises which has been split into smaller industrial units ranging between 545 sq ft (50.7 sq m) and 5,999 sq ft (557.3 sq m). The property is constructed of a steel frame with brickwork external walls and a mixture of north light, cement asbestos sheet and flat roofing systems. There is a two-storey element fronting onto Highfield Street, whilst the majority of the premises at the rear is of a single storey nature. Additionally, there is a car parking area situated to the right hand side of the property, accessed from Highfield Street, for the use of the occupiers of the same. The property occupies a site area of approximately 0.53 acres (2,159 sq m), excluding the car park.

ACCOMMODATION & TENANCY SCHEDULE

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		AREA	RENT
Unit 1	The Suffolk Point Shoe Co. Ltd	1,593	£5,000
Units 2&3	The Suffolk Point Shoe Co. Ltd	5,999	£16,000
Unit 4	Owner Occupied	2,260	-
Unit 5	The Suffolk Point Shoe Co. Ltd	2,866	£10,350
Unit 6	Smith & Johnson Heating and Technical Solutions Ltd	2,308	£6,400
Unit 7	Smith & Johnson Heating and Technical Solutions Ltd	1,497	£5,500
Unit 8	Miss Fiona Colwill	545	£2,100
Unit 9	Royale Knitwear	2,970	£8,167
Unit 10	Melissa Winter	3,231	£6,300
		23,269 Sq Ft	£59,817 PA

SERVICES

We understand all mains services are connected to the property together with a 3-phase electricity supply. Each unit benefits from their own electricity and gas meters.

TENURE

Offers in the region of £875,000 are invited for the freehold interest in the subject property, subject to the occupational agreements currently in place. We are advised that all occupational agreements are excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. Unit 4 is currently owner occupied, however, the Vendor is willing to agree a 3 year lease at £10,000 per annum exclusive should the eventual purchaser agree to the same.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Ratings: Unit 1 - C(55), Units 2 & 3 - E(102), Unit 4 - D(81), Units 5 - D(98), Unit 6 - E(124), Unit 7 - E(113), Unit 8 - E(109) , Unit 9 - E(104) & Unit 10 - D(94).

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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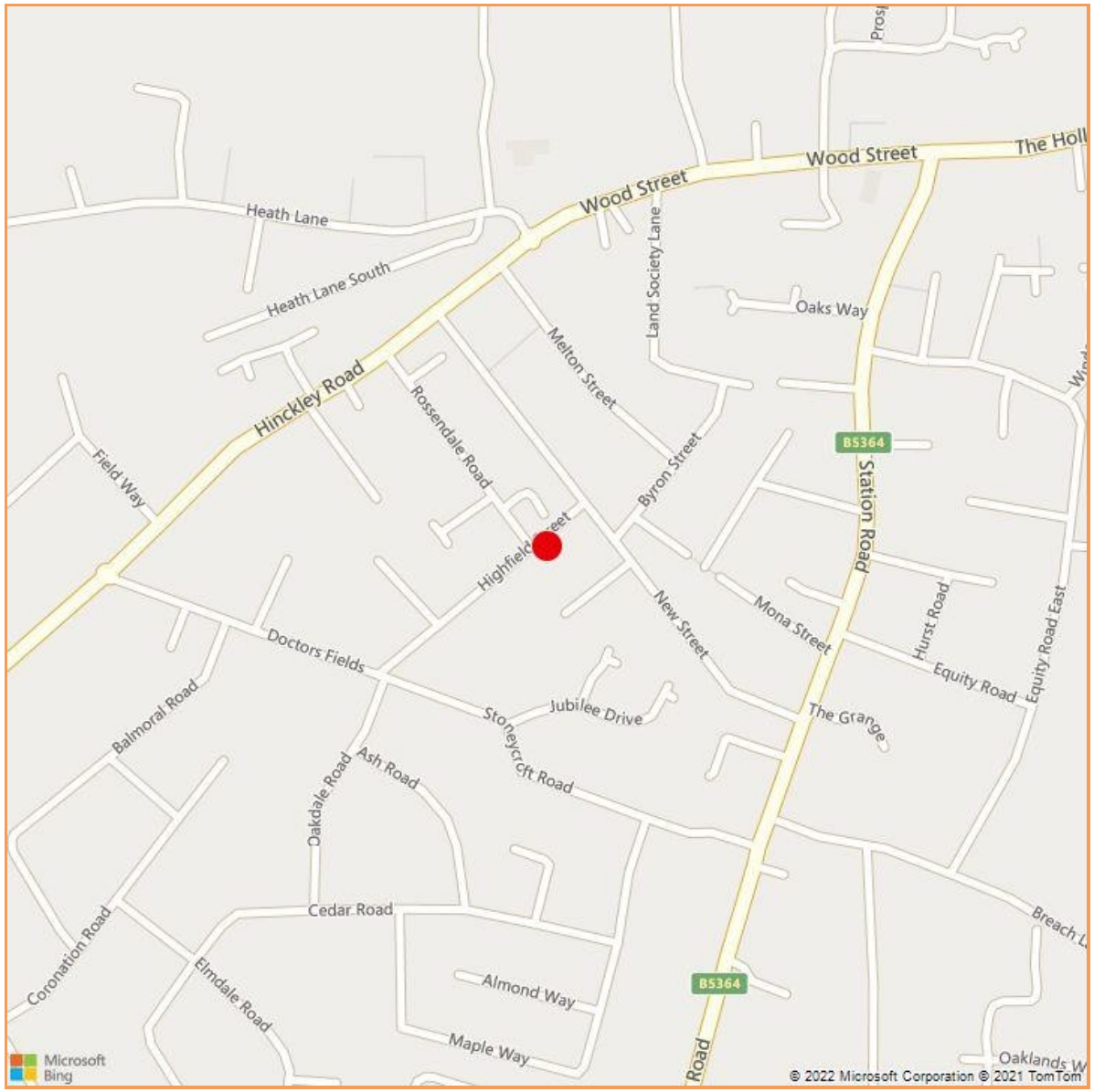

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