

# WAREHOUSE ACCOMMODATION FOR SALE

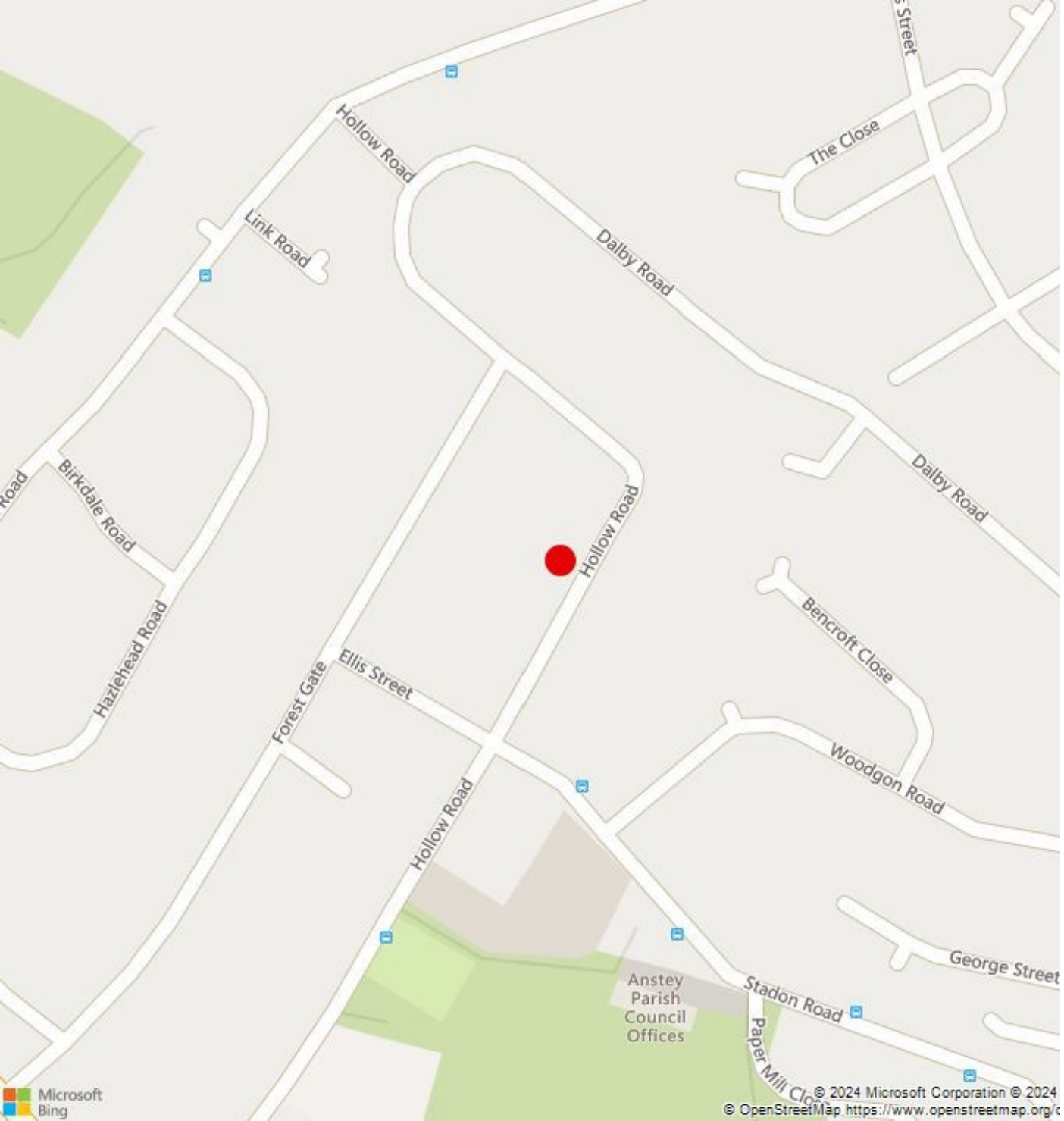
80 Hollow Road, Anstey, Leicester, Leicestershire, LE7 7FS



15,424 Sq Ft (1,432.89 Sq M)

£1,000,000 for the Freehold

- ▶ Situated on 0.85 acre plot
- ▶ Excellent loading and parking
- ▶ Suitable for alternative uses (stp)
- ▶ Good access to A46 and M1 motorway



### LOCATION

The property is located in the centre of Ansteys, fronting Hollow Road.

Hollow Road give good access out through Ansteys to the A46 to the south and the A511 to the north. Motorway access to the M1 is also accessed via the above, giving excellent access to Junctions 21/22 of the M1.

The property is situated on Hollow Road, which is an area of mixed commercial and residential uses and approximately 0.1 miles to the main shopping area of Ansteys, which contains a Coop Convenience store, Loughborough Building Society, alongside a number of local and regional occupiers.

### DESCRIPTION

The subject property comprises of a detached industrial building, constructed in 1934. The building is of brick elevations under a north rooflight, with further single storey elevations to front and rear of the building.

The property benefits from roller shutter access, 3.6m eaves, mains gas, 3 phase power, water and drainage.

Internally, there is office content to the front of the building and w.c. provision for both office and factory space. The factory is split into three main areas, divided by brick walls.

The factory sits of 0.85 acre plot, with loading access and parking to the front of the building.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Warehouse	15,424	1,432.89
<b>Total</b>	<b>15,424</b>	<b>1,432.89</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice

## CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council  
Rateable Value : £33,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

## SERVICES

All mains services are connected to the property.

## EPC

The property has an Energy Rating of F.  
The EPC will be valid until 16 September 2034.

## TENURE

The property is available by way of freehold with vacant possession.

## PRICE

£1,000,000 for the Freehold

## VAT

It is understood that VAT is not applicable on the sale.

## LEGAL COSTS

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

## POSSESSION

Upon completion of legal formalities.

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

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**Will Shattock**

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### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.