

**MATHER
JAMIE**
01509 233433

**45 Ashby Road Central (JR House)
Shepshed
Leics
LE12 9BS**

TO LET
From £100,000 - £195,000 pax

Approximately 1/2 mile from Junction 23 of the M1 motorway



**Substantial Warehouse Premises
& Workshop**

**1,145.83 - 3,019.96 sq m
(15,681 - 32,507 sq ft)**

45 Ashby Road (JR House), Shepshed, Leics, LE12 9BS

DESCRIPTION

The property provides for a substantial double-level single-storey warehouse of steel portal frame construction with glazed elevations beneath a pitched roof incorporating 10% translucent light panels with powered roller shutter loading doors to both gable ends and oil-fired blower heating.

The premises have been occupied and used as a car showroom in the past, with ancillary integral sales offices and workshop preparation area.

The upper warehouse area benefits from glazed elevation with floor to ceiling height glazing with internal clearance to eaves of 4.69 metres.

The lower warehouse area and workshop has internal clearance to eaves of 5.61 metres with loading and yard access to both front and rear.

There is substantial external warehouse yard access for either loading or display.

ACCOMMODATION

Upper Warehouse	1,145.83 sq m	(15,681 sq ft)
Lower Warehouse & Workshop	1,563.13 sq m	(16,826 sq ft)
Total GIA	3,019.96 sq m	(32,507 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.



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RENT

As a whole:

£195,000 (one hundred and ninety five thousand pounds) per annum exclusive

Upper Warehouse only:

£100,000 (one hundred thousand pounds) per annum exclusive

Lower Warehouse only:

£110,000 (one hundred and ten thousand pounds) per annum exclusive

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood

Period: 2023/2024

Rateable Value: £147,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 94 within Band D. The EPC is valid until 22 July 2030.

PLANNING

We understand that the premises has authorised use under Class B8 (storage & distribution) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful applicant(s).



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(Motorline Unit) Ashby Road Central,
Shepshed, LE12 9BS



The land app



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20 m
Scale 1:1480 (at A4)



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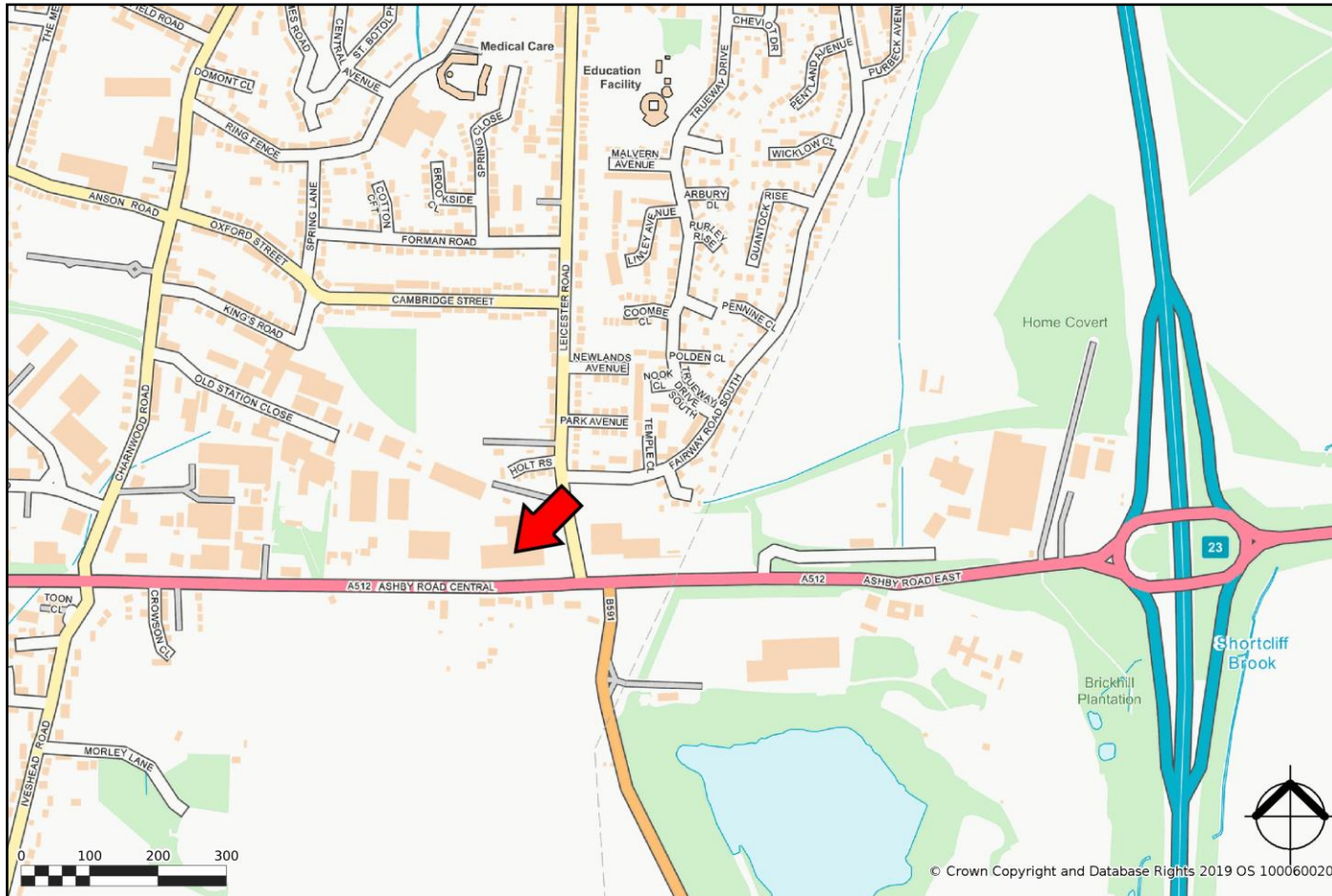
LOCATION

Highly prominent warehouse premises fronting Ashby Road Central at its junction with Leicester Road within approximately ½ mile of Junction 23 of the M1 motorway.



what3words:

///converter.motive.royal



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations