

**INVESTMENT FOR SALE
BUSINESS NOT AFFECTED
15 BROOK STREET, ENDERBY, LE19 4ND**



Total Gross Internal Area: 289m² (3,112 sq.ft) approx.

- **Reversionary Industrial Investment**
- **Tenant holding over**
- **Rental Passing £10,000 pax**
- **ERV £23,300 pax**
- **Sale Price: £275,000**

DISCLAIMER/MISREPRESENTATION ACT

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations 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 Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property; (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

15 BROOK STREET, ENDERBY, LEICESTERSHIRE, LE19 4ND

Location:

Single storey workshop with a shared forecourt fronting Brook Street close to the centre of Enderby. The property is located within a mixed use area.

Description:

The property is single storey traditionally constructed in solid brickwork beneath a pitched asbestos roof.

The accommodation comprises in details and the following dimensions are approximate:-

Ground Floor	Workshop Area, Office and W.C. Facilities	289 Sq.M.	3,112 Sq.Ft.
Total GIA: 289 Sq.M (3,112 Sq.Ft.) Approx.			

Rating Assessment:

Rateable Value is £14,250

This information is for guidance purposes only and prospective parties are advised to make their own enquiries.

Services:

Mains electricity, water and drainage are connected to the property.

Peter Tew & Company have not tested and service / installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

Fixtures and Fittings :

All landlords fixtures and fittings within the property are to be included within the sale.

Peter Tew and Company have not tested any service/ installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

EPC:

Awaited.

Tenure:

Freehold subject to the lease to Broad Street Garage for a term of 3 years from 25 February 2017. The property is subject to a Schedule of Condition.

Passing Rent:

£10,000 pax

Planning:

Vehicle workshop.

Sale Price:

£275,000 (Two Hundred and Seventy Five Thousand Pounds).

VAT:

Applicable.

Legal Costs:

Each party are responsible for their own legal costs and any stamp duty incurred in this transaction.

Offer Procedure / Anti Money Laundering:

In accordance with Anti- Money Laundering Regulations, two forms of I.D and Confirmation of the source of funding will be required from the successful purchaser.

Health and Safety:

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

Subject to Contract:

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

Viewing:

Strictly by appointment with the sole agents.
For further information or to make arrangements to view the premises please contact:

Peter or Julie Wood
T) 0116 2551527
E) pgt@petertew.co.uk
E) julie@petertew.co.uk

Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) these particulars do not constitute any part of any offer or contract; (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.