

For Lease

Light Industrial



TO LET  
MOT WORKSHOP  
3,168 SQ.FT  
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# Eastwoods Service Station

Ashby Road, Stapleton, Leicester LE9 8JE

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3,168 Sq Ft  
£38,000 Per Annum

## Key Features

- Existing MOT workshop at busy service station.
- Includes hoists, ramps and ample tools and equipment.
- High level of trade potential, with petrol filling station and supermarket.
- Available on new lease.
- 9 parking spaces.



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Leicester, LE9 8JE



## Location

Eastwoods Service Station fronts the A447 Ashby Road, equidistant between Hinckley (5 miles to the south) and Coalville (5 miles to the north), near the villages of Stapleton, Sutton Cheney, Cadeby and Kirby Mallory. Market Bosworth is approximately 2 miles to the north west. Adjacent and nearby are extensive garden centres, the Mallory Park Motor Racing Centre and the Bosworth Battlefield Visitor Centre. The A447 Ashby Road is a busy A road

## Description

The property is of steel portal frame construction above a concrete floor with block elevations. There is a small mezzanine area, steel roller shutter loading door and sodium lighting, with a substantial gas blower heater. There is a single WC and small office/meeting room.

As can be seen from the photographs, the property is equipped with ramps, lifts, hoist and rolling road, together with a significant amount of landlord's tools and equipment. A full list is available on application. There are communal car parking areas externally beyond block paved circulation and loading area

## Accommodation

| Area             | Sq Ft        | Sq M          |
|------------------|--------------|---------------|
| Workshop         | 2,705        | 251.29        |
| Mezzanine        | 362          | 33.63         |
| Store            | 31           | 2.88          |
| Office/Reception | 76           | 7.06          |
| <b>Total</b>     | <b>3,168</b> | <b>294.31</b> |

## Business Rates

Rateable value £12,500

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## Tenure

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

## EPC

Available upon request.

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### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### David Penn

Contact us with any queries about the property or to book a viewing

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