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your property experts

Vehicle Sales Pitch

Thornborough Road, Coalville

- Vehicle sales pitch
- Capacity for up to 60 vehicles
- Excellent position on a main road into Coalville
- Two smart offices and a customer waiting area
- Fully serviced preparation centre
- Wash bay
- Customer parking

General Description

An exciting opportunity to acquire a vehicle sales pitch on a main road into Coalville. The position is excellent, with easy access to the M1 motorway.

The site extends to 0.25 acres in total and includes a large outside tarmac laid forecourt that can hold up to sixty vehicles. There is customer parking, a wash bay, and a fully serviced preparation centre. The site also boasts two professional offices, a shared customer waiting area, and customer toilets.

Behind the site is a separate independent MOT centre/workshop that shares a smart reception in the building behind the forecourt.





Measurements

Office 1 - 144 square feet

Office 2 - 104 square feet

Site - 0.25 acre

(measurements are approximate)

Utilities

The premises benefit from mains electricity, water, and drainage services.

Service Charge

Nil.

EPC Rating

EPC Rating: E.

Local Authority

North West Leicestershire District Council.

Rating Assessment

Rateable Value £11,500 per annum.

Letting Information

The site is available from the start of November as a long-term lease.

Lease

The property is available by way of a negotiable term full repairing and insuring lease contracted out of the Landlord and Tenant Act 1954.

Legal Costs

The in going tenant will be required to contribute £500.00 plus VAT to the landlord's costs in preparing the lease and contracting out agreement.





Important Information

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. All measurements should be treated as approximate and for general guidance only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home.