



MELTON MOWBRAY

HARWOOD HOUSE, PARK ROAD, LE13 1TX

GUIDE PRICE:
£750,000

A fantastic opportunity to own a Freehold Market Town Commercial Property with significant redevelopment potential, subject to necessary planning consents.

Prominently located in the heart of Melton Mowbray, this imposing building offers 395 sq. m. (4,259 sq. ft.) internally, part of which is currently let as offices and storage with a lease expiring 21/07/21 at an annual rent of £24,000pa. Externally the site provides 27 car parking spaces.

Viewing is strictly by appointment with
the sole agents.

Tel: 01664 410166
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Commercial Freehold Opportunity

LOCATION

Melton Mowbray is located 19 miles north east of Leicester and 20 miles south east of Nottingham and enjoys the banner of 'Rural Capital of Food'. It has a current town population of 25,000 and 45,000 in the borough and with local housing targets set for 6,125 new homes over the next 15 years, the town is seeing rapid expansion with a new Distributor Road set to open in 2022. The property lies within the heart of the town beside the junction with the A606 leading northwest to the A46 and Nottingham. The town has good rail links to Leicester and Peterborough and nearby intercity service to London from both Grantham and Leicester.

Nearby national occupiers include Carphone Warehouse, KFC, Pets at Home, Quick-fit, Lidl, Premier Inn, Screwfix, Halfords and Sainsbury.

ACCOMMODATION

Originally established in 1919 and built for the NFU this imposing Art Deco character building with adjoining annexe currently provides a mix of office and storage accommodation over two floors. The annexe has its own entrance onto Park Road and is configured to allow for separation offering self-contained premises for a variety of business uses.

Net Internal Areas:

Harwood House: 284.7 sq. m. (3,064 sq. ft.) approx.

Annexe: 111.11 sq. m. (1,195 sq. ft.) approx.

Car Park: Tarmac car park at the rear with security barrier for circa 27 cars.

Tenancy: The main offices within Harwood House are let on a FRI lease to Osborne Tax and Advisory Ltd for a term expiring 21st July 2021 at a current rent of £24,000 per annum. Current rent effective from 21st July 2013.

Development: The building sits amongst a mix of residential and commercial property and provides an exciting opportunity for sympathetic development either by conversion or additions to the existing property to other commercial uses or potential for self-contained flats, subject to necessary consents. Any purchaser should make their own planning enquiries to the local authority and may wish to explore whether any conversion would be considered under permitted development.

GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 410166.

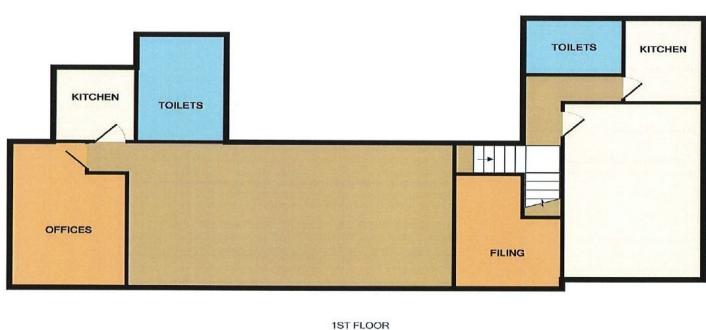
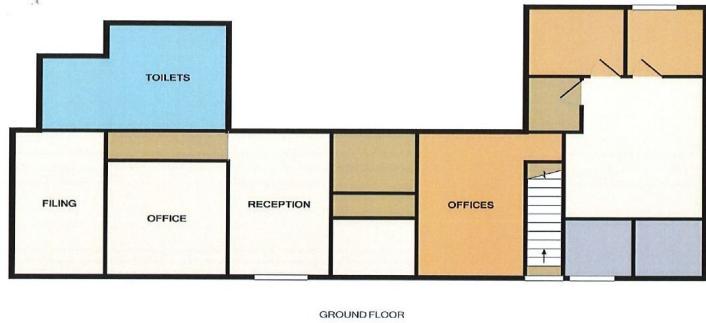
TENURE: Freehold, vacant possession upon completion offered on the Annexe. We understand that vacant possession of the main offices in Harwood House, before lease expiry, may be available by negotiation.

VAT: We understand that VAT is not currently payable on the rent.

SERVICES: Mains electricity, gas, water and drainage are connected. The service installations have not been tested by the agents so prospective purchasers should make their own enquiries as to the suitability for their intended use.

RATEABLE VALUES: £18,000 Harwood House. Annexe: Ground floor: £5,600. First Floor: £4,100.

EPC: This building has an Energy Performance Asset Rating Band D. Ref: 9700-3957-0313-6960-6004. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>



Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

Tel: 01664 410166

www.shoulers.co.uk
commercial@shoulers.co.uk