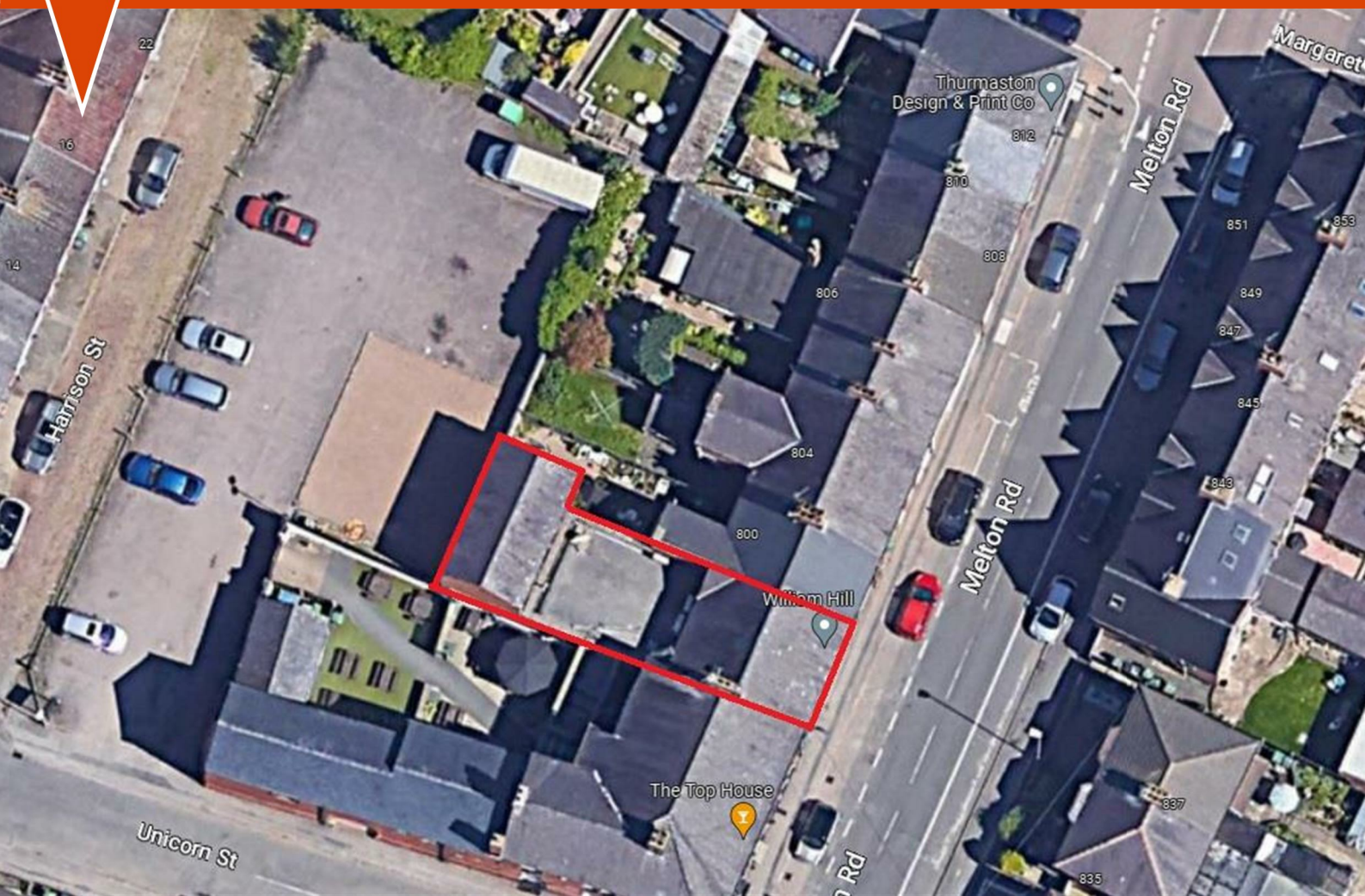




# READINGS

www.readingspropertygroup.com



- **Development Opportunity**
- **Excellent Road Links**
- **Total GIA 234.4 sm (2,524 sf)**



## Offers over £190,000

798 Melton Road, Thurmaston, Leicester, Leicestershire, LE4 8BE

## 798 Melton Road, Thurmaston, Leicester, Leicestershire, LE4 8BE

Readings Property Group are pleased to bring to market the opportunity to acquire a rare development opportunity. The site was formerly occupied by William Hill and is ideal for residential conversion subject to planning permission. The ground floor accommodates a retail premises with a two storey rear building previously used for storage.

### Location

The property is located on Melton Road, Thurmaston which links on to the A607 Newark Road and leads to the A46 towards Nottingham and the motorway network. The area accommodates a mix of buildings, but in the main, terraced and semi detached dwellings. The new build commercial business park on Westmoreland Avenue is within close proximity and accommodates national retailers such as, Wickes, Travis Perkins, Costco and BSS Building Supplies.

### Terms

The property is on the market for offers over £190,000.

### Accommodation

Retail 103.9sqm (1,119 sf)

First floor 78.2 sqm (594 sf)

The first floor has not been inspected.

Rear Store 75.4sqm (811 sf)

Total Gross Internal Area

234.4 sm (2,524 sf)

### Rating

Rateable value is: £9,000

Rates payable 2022/23: £TBC

Purchasers are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

### Energy Performance

EPC Rating - C (51)

### VAT

We understand VAT is not applicable.

### Services

Mains water & electric are available.

### Legal Costs

Each party to bear their own costs

### Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

### Agent Notes

CONSUMER PROTECTION LEGISLATION - These details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.