



Unit 3 Scalford Road, Eastwell, Melton Mowbray, LE14 4EF

For Sale £300,000

Commercial/Retail Unit Approx 2000 Sq. Ft

**Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

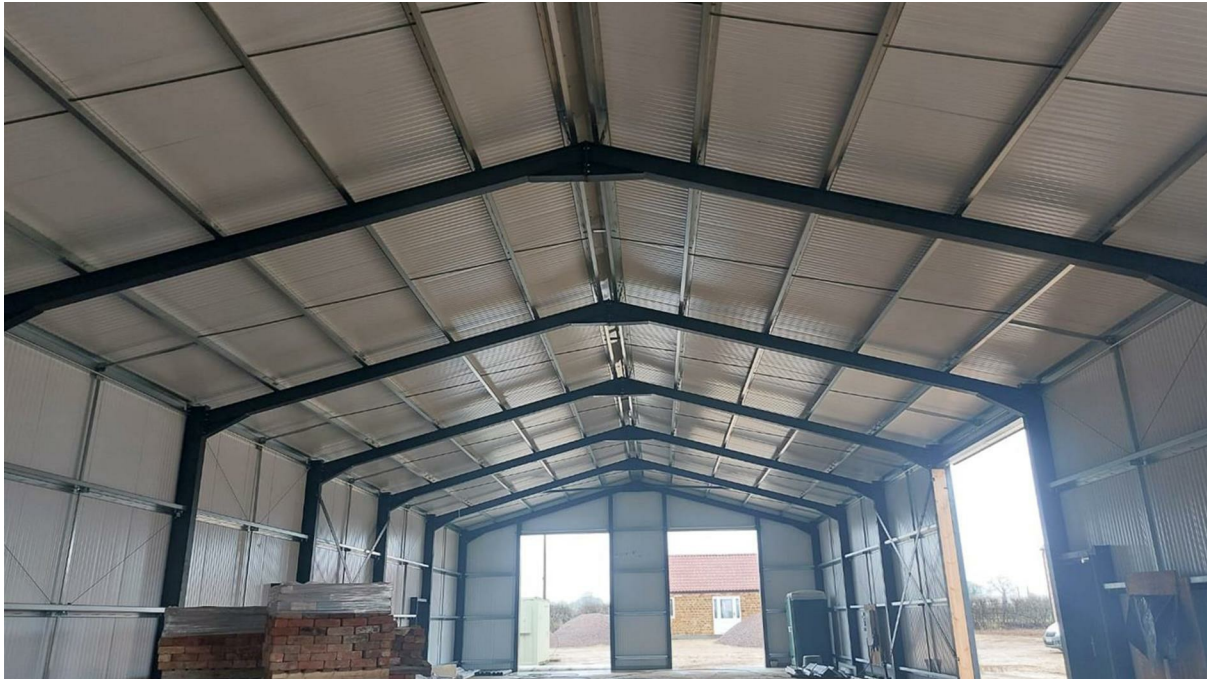
**Unit 3 Scalford Road
Eastwell
Melton Mowbray
LE14 4EF**

Newly built industrial unit, approx. 2000 sq ft, the unit will consist of steel portal frame, insulation, concrete floors, electric roller shutter doors, a personal door, LED lighting with a mezzanine floor, which could be office space or an additional storage area.

Parking available and to be allocated on completion of the build.

W/C, running water, kitchenette and sub metered utilities are all to be supplied.





All Business uses considered:

- Retail
- Industrial
- Storage and Distribution

Subject to planning and change of use

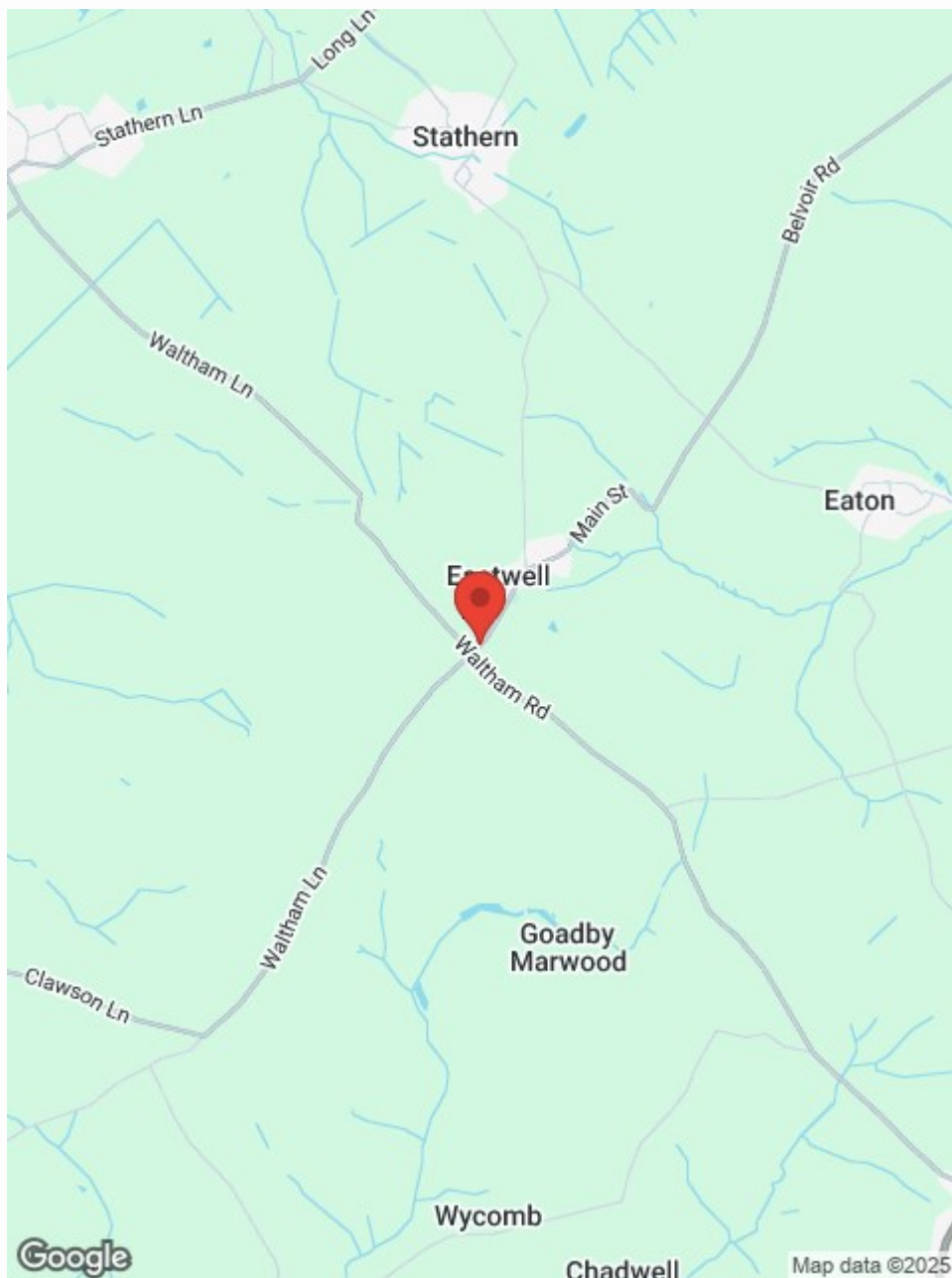
LOCATION

Situated on Cross Roads Farm – the farm is located to the South of the village of Eastwell, at the junction of Waltham Road and Scaford Road when travelling away from the village.

Eastwell is a small village located near Melton Mowbray in Leicestershire. Melton Mowbray is a market town known for its rich history in food and farming. Eastwell is a rural village and is situated about five miles northeast of Melton Mowbray

The village is surrounded by picturesque countryside and offers a peaceful and rural lifestyle.

The Eastwell site will consist of 3 Commercial Storage / Retail Units with ample parking, access to the units from Scaford Road. Close to busy Crossroads which has favourable links to the A606 Nottingham the A607 - Grantham /Leicester and the A52 Grantham/ Nottingham and the A1



Specification

The Units will consist of steel portal frame, Insulation, concrete floors, electric roller shutter doors, a personal door, LED lighting and with a Mezzanine Floor, whether to be office space or extra storage area.

Parking available and to be allocated on completion of the build.

W/C, running water, kitchenette and sub metered utilities are all, to be supplied.

FULL BUILD SPECIFICATION DETAILS AVAILABLE ON REQUEST AND VIEWING

GENERAL INFORMATION:

VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- (01664) 560181

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents. Prospective purchasers should make their own enquiries.

RATEABLE VALUE: TBC

VAT: We understand that VAT is not payable on the purchase price.

EPC: Predicted A Rating



County Chambers, Kings Road,
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