



Off Brascote Lane, Brascote, LE9 9LE

£14,000 Per Annum

- 1655ft² (153.77m²)
- Generous Parking
- Rural yet accessible location
- Access to A5 and M69 Motorway
- Flexible layout across multiple sections

Description

The property comprises a characterful commercial unit set within a courtyard-style development, constructed in attractive red brick with pitched tiled roofs. The accommodation is arranged across a series of interconnected sections, providing a flexible layout suitable for a variety of uses including office, studio, workshop or leisure purposes (subject to the necessary consents). The unit benefits from multiple entrance points and windows, allowing for good natural light throughout. Externally, the property is set around a large gravel courtyard, providing ample space for parking and circulation, creating a practical and accessible working environment. The rural yet accessible setting, combined with the building's character features, makes this an appealing option for occupiers seeking a more unique commercial space.

Location

Holly Yard is situated just off Brascote Lane in the rural village of Brascote, offering an attractive countryside setting while remaining accessible to nearby commercial centres. The property is conveniently located for access to Hinckley, Nuneaton and Leicester, all of which provide a wide range of amenities and services. Despite its rural position, the location benefits from good road connectivity via the A5 and M69 Motorway, making it suitable for businesses requiring access across the Midlands. The surrounding area is characterised by a mix of countryside, residential dwellings and small commercial uses.

Accommodation

1655ft² (153.77m²)

Services

The property is connected to mains water, drainage, and electricity.

VAT

This property is not elected for VAT

EPC

EPC Rating: D - 77

Business Rates

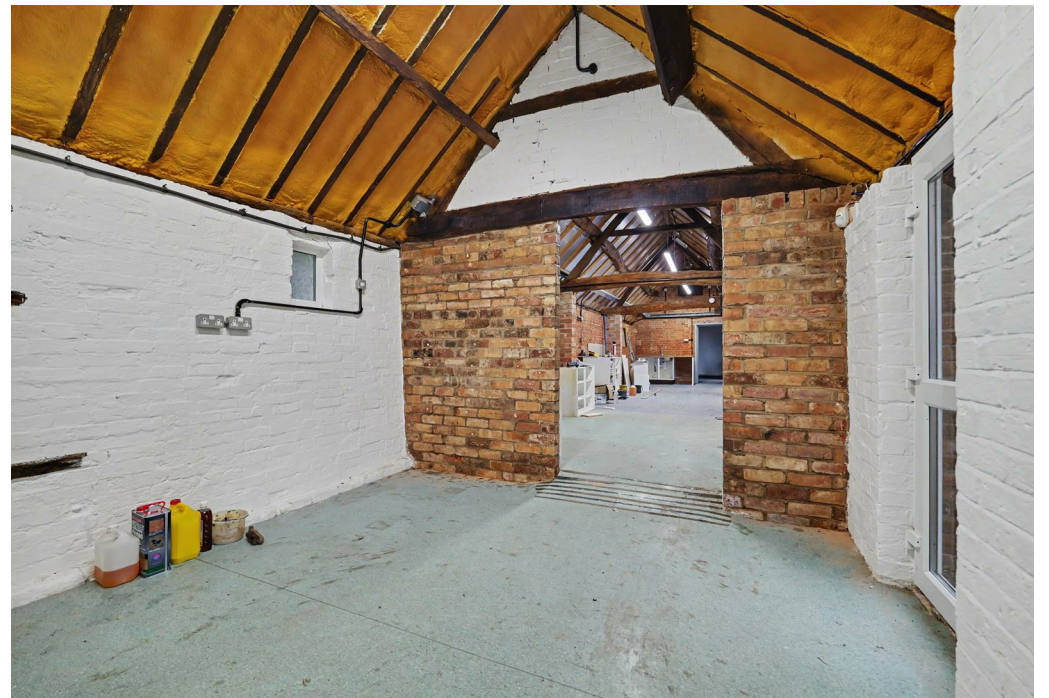
We understand that the business rates for the property is: £10,500

Viewing

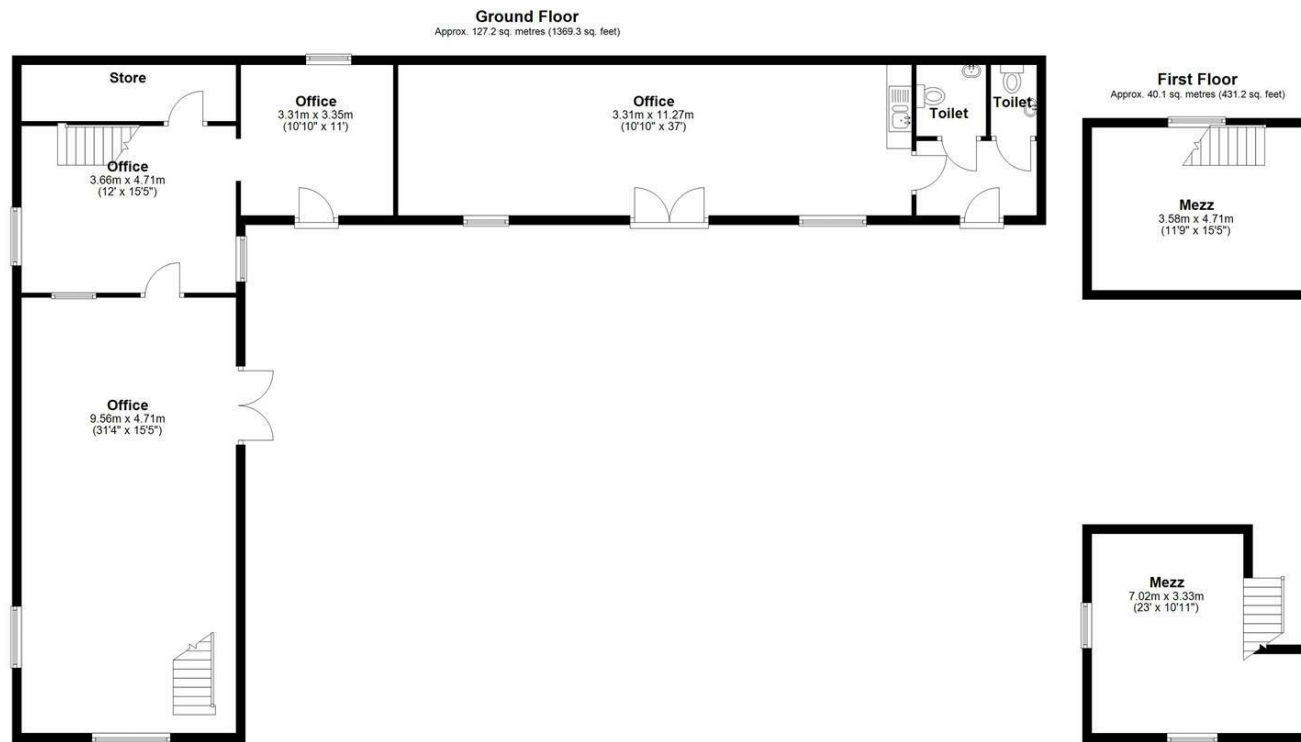
To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan



Total area: approx. 167.3 sq. metres (1800.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.