

HUMES LIGHTING

Tel: 01664 563830



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DOWN**
**STOCK
LIQUIDATION**
ALL LIGHTING
NOW FURTHER
REDUCED FOR
CLEARANCE

Substantial Commercial Property. Central Melton Mowbray
Private Car-Park for 12 Cars

45 NORMAN WAY
MELTON MOWBRAY, LE13 1JE

For Sale £325,000 OIRO

Sale due to retirement.

“W T Hume & Son” has been a Family Business in Melton Mowbray for over 60 years.

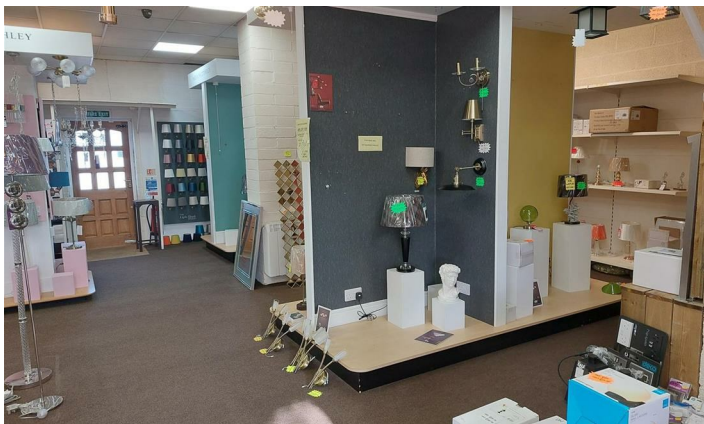
The property consists of a single storey breeze block/ brick and flat-roofed (recently replaced) building approx 1970c.

Forecourt and frontage with rear parking for 10-12 cars

Gross internal area approx 2000 sq. ft. Please note the property was originally built with foundations to support a second floor on the building. It also incorporates a built in "Lift Shaft" for use to the potential second floor.

It comprises of showroom, washroom and toilet, office, with glass partition, side elevation storage and rear workshop.

Paved forecourt and concrete rear yard for Customer Parking. Small side storeroom between 45 and 47 Norman Way.





The property is strategically located off the A607 Leicester Road, metres from the town centre, within easy commuting distance of Leicester (16mi), Nottingham (23mi) and Grantham (19mi). The town has good rail links to Leicester and Peterborough and nearby intercity service to London from both Grantham and Leicester.

VIEWING: Strictly by arrangement through Shouler & Son, Kings Road, County Chambers, Melton Mowbray, Leicestershire, LE13 1QF

TERMS: Freehold sale - Subject to Contract

VAT: VAT is not currently payable on the sale

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

HEATING: ELECTRIC HEATERS

W.C and wash lobby fitted with sink unit and storage shelving.

EPC: Logged as "E" rating, but we believe these have been re-tested and come in at a "C" rating
The full EPC available on request and downloadable from.
TBC



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

County Chambers
Kings Road
Melton Mowbray
LE13 1QF

www.shoulers.co.uk

Contact: Edward Danby
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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

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