



## INVESTMENT PROPERTY

Commercial Garage, 22 Main Street, Thorpe Satchville, Melton  
Mowbray, Leicestershire, LE14 2DQ

Freehold Sale £145,000 Approx. 750 Sq. Ft

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

**Commercial Garage**  
**22 Main Street**  
**Thorpe Satchville**  
**Melton Mowbray**  
**Leicestershire**  
**LE14 2DQ**

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Commercial garage Unit for sale.

A rare chance to purchase a former chapel in rural Thorpe Satchville

Former Chapel, built in 1885 still housing original features and datestones, now used as a village garage/car repair centre, set in the beautiful village of Thorpe Satchville located in Leicestershire, within the civil parish of Twyford and Thorpe, in the Melton district. It stands atop a hill, about 5 miles south of Melton Mowbray, positioned along the B6047 road connecting to Market Harborough. (population approx. 700).



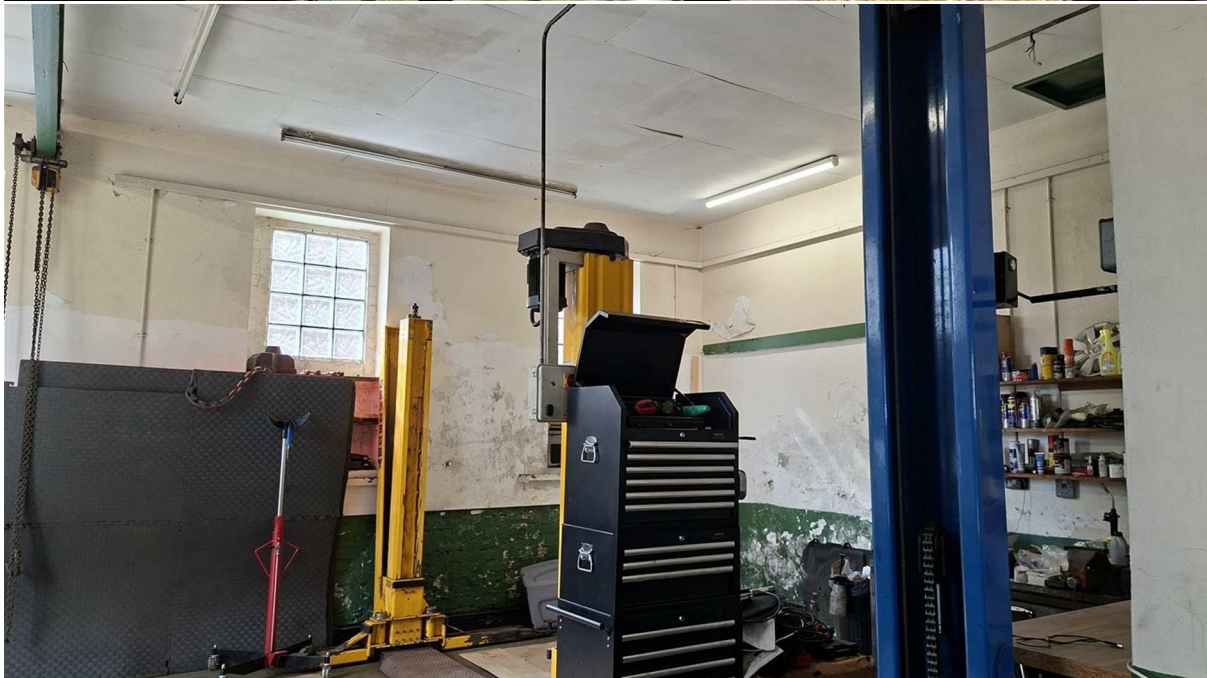


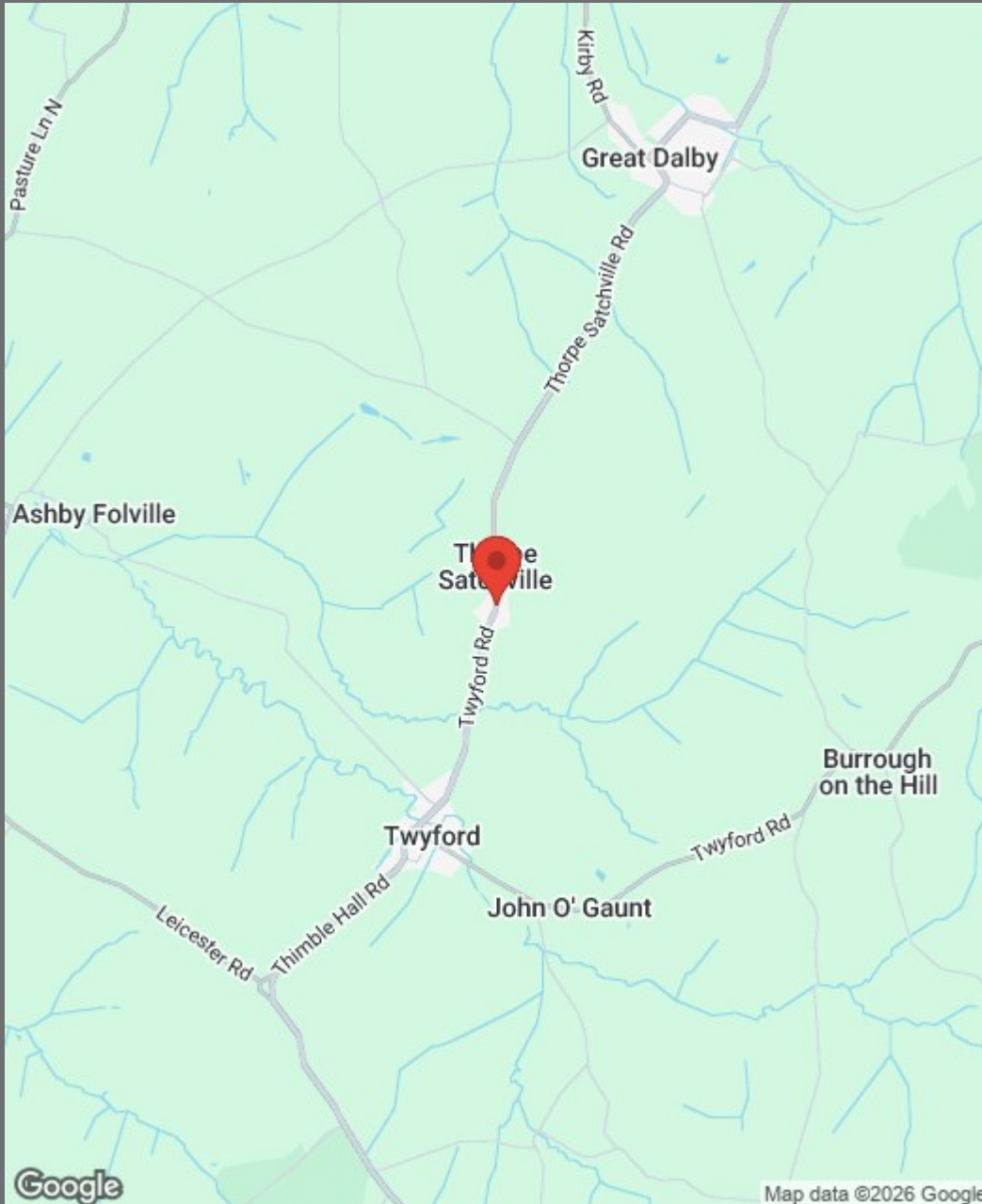
The property stands on the busy through road on Main Street and has been a local garage for some years now. The redbrick facade (once a methodist chapel) retains the original date stones (although illegible) but dates are linked to 1885 for completion date.

The property consists of 750 Sq. Ft to include a separate kitchen area and separate W.C. Eaves are high enough to provide two car lifts, which can be left in situ. Bright and airy workshop with glass brick windows, phase 3 electricity, storage areas and access to a vaulted ceiling loft space (not inspected)

Total internal area of approx. 750 Sq. Ft internally with afront concrete apron of 200 Sq. Ft hardstanding. In addition, there may be the option to rent extra space from the church council for hardstanding opposite to the property to be used as car sales.

In addition, the property lends itself to residential living within a historical and prominent building within the village of Thorpe Satchville with off street parking, and the potential for a second floor, possibly two bedrooms, subject to planning consent and parish council approval.





## GENERAL INFORMATION

**VIEWING:** Strictly by arrangement with Shouler & Son Contact: (01664) 560181 Option 5 Commercial

**TERMS:** Vacant possession upon completion

**VAT:** VAT is not payable on purchase price

**EPC:** TBC

**SERVICES:** Electric/Drainage not tested by Agent

- Commercial Garage Unit For Sale
- Approx. 750 Sq. Ft
- Formal Chapel Built in 1885 - Grade II Listed
- £165,000 Freehold
- Kitchen and WC
- Phase 3 Electricity
- High Eaves and vaulted ceiling loft space



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Melton Mowbray, Leicestershire LE13 1QF

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