



**Former Coalville Community Resource Centre, Comet Way, Coalville,
Leicestershire LE67 3FS**

A Substantial Community Centre

- ▶ **GIA: 24,477 sq ft / Site area: 2.78 acres**
- ▶ **Situated in a popular and highly accessible location**
- ▶ **Ample off road car parking**
- ▶ **Guide price of £1,650,000 for the freehold interest**

For enquiries and viewings please contact:



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Location

The property is situated within the Hermitage Industrial Estate, to the northern side of Coalville and occupies a prominent frontage position to the north-west side of Comet Way. Comet Way is one of the main Estate Roads within the Hermitage Industrial Estate, linking with Samson Road and Vulcan Way, respectively and provides convenient access to Stephenson Way (A511 Ring Road). The proximity of the Coalville Ring Road makes the property readily accessible to all the major routes.

Description

The property comprises a detached purpose-built community centre, constructed circa 1989 of single-storey brick construction beneath a series of pitched tiled roofs. The windows in the building are all double glazed.

Internally, the accommodation has been arranged to provide a number of large and well-appointed community rooms, together with a reception area, an array of smaller offices / meeting rooms and a number of kitchens. Ladies, gents and disabled WCs are provided throughout. There are also changing rooms and a number of storage / workshop areas. The accommodation benefits from a good degree of natural lighting. Heating is provided in the main by way of a gas central heating system and supplemented by a number of air conditioning cassette units.

Externally, there are a number of outbuildings. The property benefits from a large car park to the eastern side and rear of the building, providing ample off road car parking. There is also a separate service yard to western side of the building.

The total site area extends to approximately 2.78 acres. A plan showing the full extent of the site is located on the rear page of this brochure and is edged in red.

Accommodation

	Sq M	Sq Ft
Total	2,273.9	24,477

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand that all mains services are connected to the premises.

Planning

We understand that the property has an authorised use as a Community Centre within Class F2 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

The property may be suitable for alternative uses (STP). Parties interested in alternative uses are advised to speak with the Local Planning Authority, North West Leicestershire District Council on 01530 454 545.

Tenure

The property is available to purchase on a freehold basis with vacant possession.

Proposal

The freehold interest is for sale at a guide price of £1,650,000.

It is the distinct preference of the Vendor to dispose of the property on an unconditional basis, although all offers will be considered on their merits. Offers will be sought by way of an informal tender. Further information on this process will be provided by the agents in due course.

VAT

VAT is not applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

A copy of the EPC is available upon request from the agents.

Viewings

Viewings are by appointment with sole agents Innes England

Information Pack

The following information is available upon request from the agents:

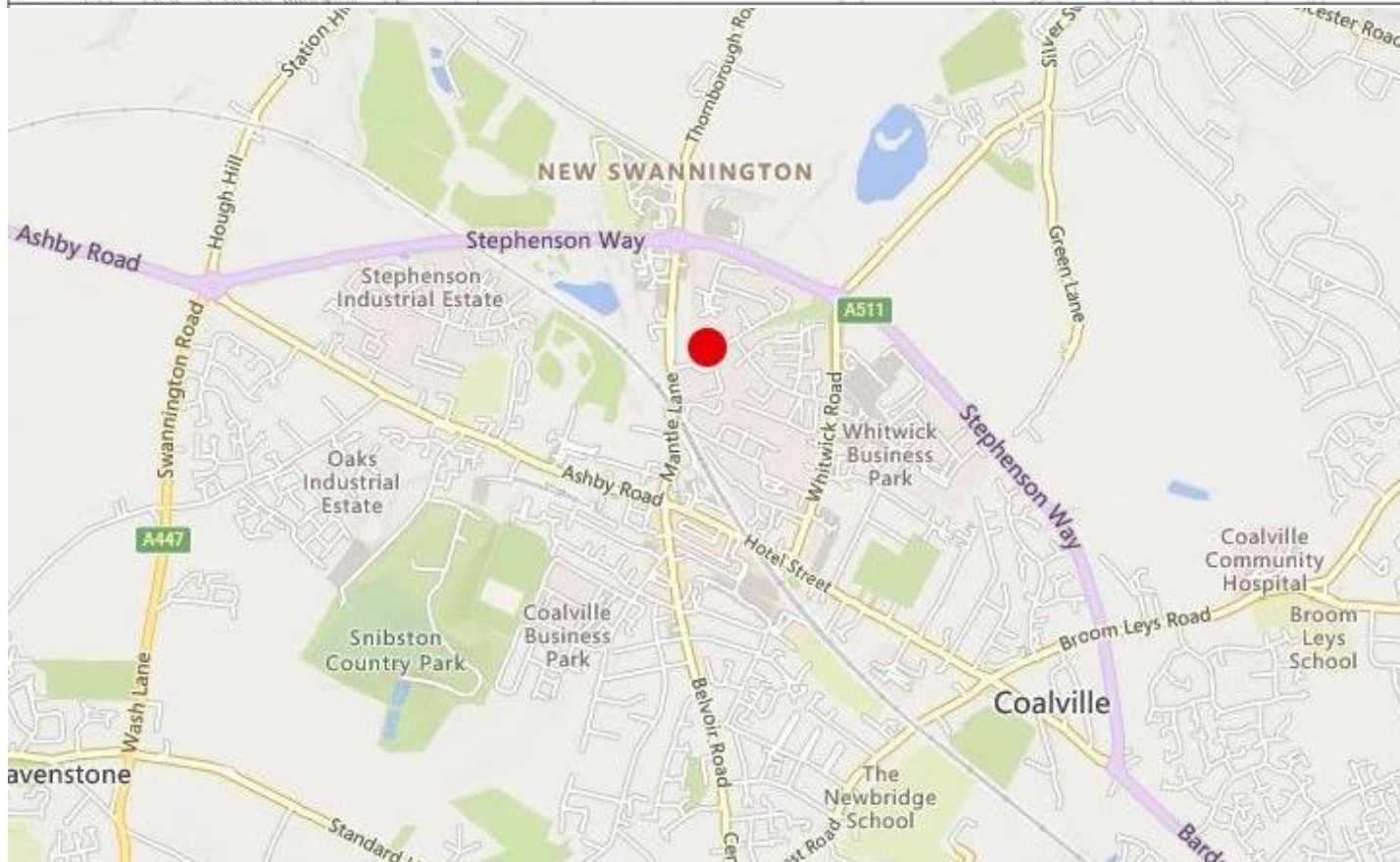
- Title information
- Floor plans

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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