



READINGS

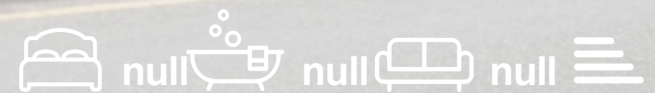
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Main Street

Lubenham, Market Harborough, LE16 9TF

Price Guide £320,000



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LE16 0TF

An excellent investment opportunity to purchase a substantial property currently let at £19,400 per annum to a well established business. The lease was first granted on 30th August 2019 for an initial contractual term of 6 years, thus expiring on 29th August 2025. The property is laid out as retail space on the ground floor and a self-contained two-bedroomed flat on the first floor. The property is well maintained and appointed and is offered for sale in excellent decorative order. The current tenants occupy the whole property. There is potential for further development at some point in the future. The retail space could quite easily be converted to form two, one-bedroomed flats, subject to planning consent. There is a shared side pedestrian access leading to a small rear garden which provides access to the first-floor apartment.



Retail Premises

The retail area is approximately 103 square meters and is made up of 5 interconnecting showrooms, together with a small kitchen and cloak/WC. The area presents very well with period features such as cast iron fireplaces, exposed beams, and timber paneled ceilings.

Showroom 1

31'2" x 15'1" (9.5m x 4.6m)

Showroom 2

14'5" x 9'6" (4.4m x 2.9m)

Showroom 3

15'5" x 11'9" (4.7m x 3.6m)

Showroom 4

15'1" x 4'7" (4.6m x 1.4m)

Showroom 5

13'1" x 10'5" (4.0m x 3.2m)





First Floor Apartment

A well presented first-floor apartment with an external staircase providing access from an enclosed garden area.

Breakfast Kitchen

16'4" x 13'5" (5.0m x 4.1m)

Lounge

15'8" x 12'1" (4.8m x 3.7m)

Bedroom 1

18'0" x 15'8" (5.5m x 4.8m)

Bedroom 2

14'5" x 9'6" (4.4m x 2.9m)

Bathroom

With full suite.

Tenure

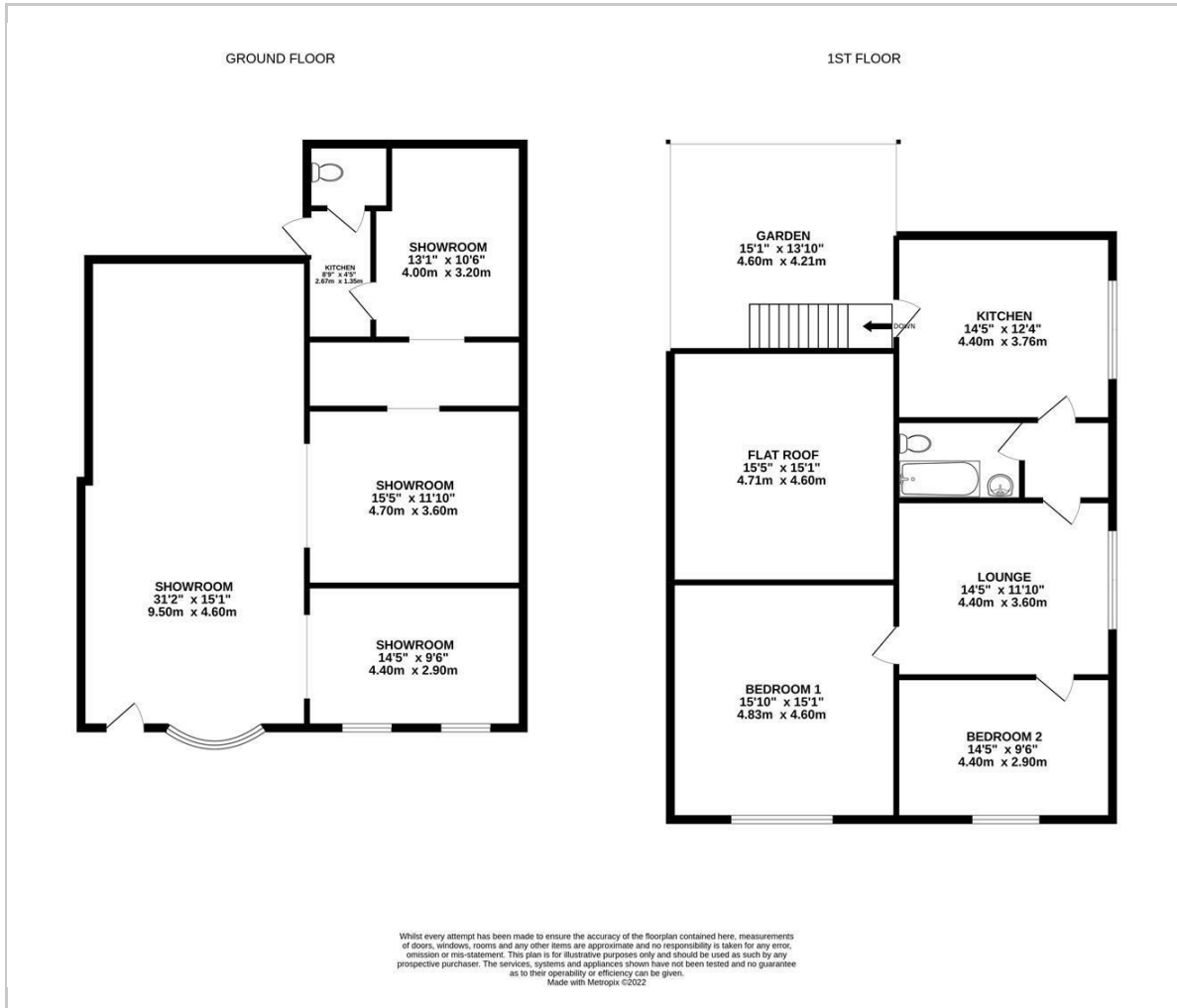
The property is being sold freehold subject to the terms of the current lease, upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

