

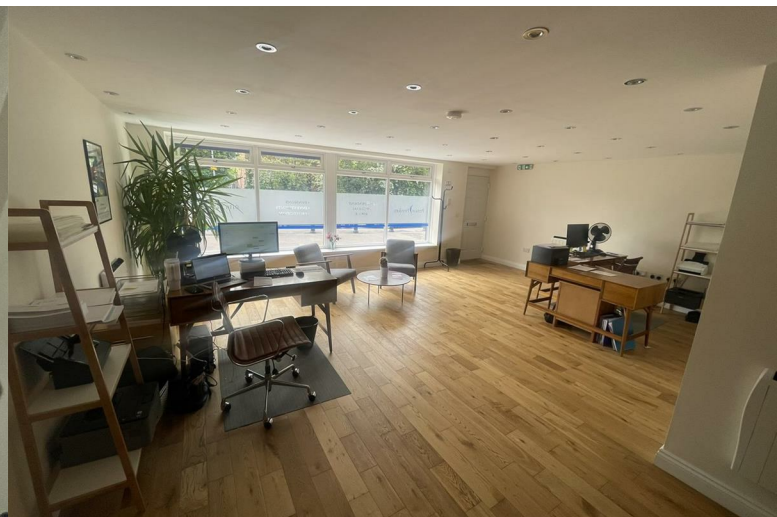


READINGS

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- Freehold Investment Opportunity
- Self Contained Residential
- Popular Location



£299,500

113 Station Road, Countesthorpe, Leicestershire, LE8 5TD

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Readings Property Group are pleased to bring to market the opportunity to purchase a vacant freehold property with the potential to create an investment with an estimated rental income of £22,200 per annum. The property is in excellent condition and will be sold with vacant possession.

Description & Location

Countesthorpe is a large village lying approximately 8 miles to the south west of Leicester City Centre in a rural area with the benefit of convenient access via the B4114 to Junction 21 of the M1 / M69 motorways. The subject property is located on Station Road, which is the main thoroughfare into the village centre.

The property is refurbished to a good specification and consists of a ground floor retail area with a kitchen and store to the rear. The first floor two bedroom flat is self contained and has its own access from the rear of the building.

Opportunity & Terms

The property has a ground floor retail unit and a self contained two bedroom flat to the first floor with separate rear access and which has the potential of being let for a total combined rental of £22,200 per annum.

The property is available on a freehold basis at £299,500.

Accommodation

Ground Floor (No.113)

Main Shop Floor: 56.7 sqm (610 sqft)

Rear Store and Kitchen: 14.8 sqm (159 sqft)

Total Retail Space: 71.5 sqm (769 sqft)

First Floor Residential (No. 113a)

Bedroom One: 3.7m x 3.2m

Bedroom Two: 3.3m x 1.8m

Bathroom: 3.1m x 1.8m

Kitchen: 2.5m x 4.2m

Living Room: 3.5m x 3.6m

Total GIA of Flat: 51.6 sqm

Rating

Ground Floor Retail

Rateable value: £5,900

Rates payable 2025/26: TBC

Prospective tenants are required to confirm rates

payable with the local authority and make their own enquiries regarding small business rates relief.

The First Floor Residential is assessed to be Council Tax Band A.

Energy Performance

Commercial (No.113)

TBC

Residential (No.113a)

TBC

Planning

Taking in to consideration the previous user, we believe the current planning use of the ground floor would fall under Class E and the first floor as residential.

We would advise all interested parties to make their own enquiries and not solely rely on information we have provided

VAT

We understand VAT is not applicable.

Services

Mains Water, Gas & Electric are available

Legal Costs

Each party to be responsible for their own costs.

Viewing

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Agents Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our 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 prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.