

# phillips sutton

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## Freehold Mixed Use Property

17 Dunton Road

Broughton Astley, Leicester LE9 6NA

# FOR SALE

### KEY FEATURES



A Mixed Use Property



Ground Floor Retail with First Floor 1 bed flat



Beauty Salon to the Rear



Situated Within a Popular Village Location



Excellent Road Frontage on the B581



Suitable for a Variety of Uses (STP)



Low Rateable Value



Offers in excess of £260,000





## LOCATION :

The property is located on the north east side of Dunton Road on a corner position where its junction meets Fretter Close in Broughton Astley, some 10 miles south of Leicester city centre. Broughton Astley is a popular and large village in Leicestershire and comprises a wide variety of amenities serving the area. Dunton Road (B581) itself is a distributor road that connects the village to the surrounding areas with Leicester to the north via the A426 (Lutterworth Road) which further links towards the south onto J20 of the M1 motorway network.

## DESCRIPTION :

The property comprises a two storey end of terrace building of traditional brick construction beneath a pitched tiled roof with a single storey extension to the rear of similar construction beneath a flat mineral felt roof. The front elevation comprises uPVC double glazing whilst to the side elevation, there is a timber individual entrance door to the ground floor and an external staircase providing access to the first floor. The rear extension has a painted rendered elevation together with uPVC double glazing and two composite timber individual entrance doors.

## TENURE:

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

## PRICE:

Offers in excess of £260,000

## AML REGULATIONS:

Two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## ACCOMMODATION:

	AREA SQFT	AREA SQM
Ground Floor Retail	517	48.04
Ground Floor Beauty Salon	594	55.21
<b>Total NIA</b>	<b>1,111</b>	<b>103.25</b>
First Floor 1 Bed Flat	475	44.12
<b>Total GIA</b>	<b>475</b>	<b>44.12</b>

## SERVICES:

we understand that all mains services are connected to the property.

## RATEABLE VALUE:

Premises – 17 Dunton Road, Broughton Astley  
Description – Shop & Premises  
Rateable Value - £4,950.00

Premises – R/O 17 Dunton Road, Broughton Astley  
Description – Beauty Salon & Premises  
Rateable Value – £4,600.00

## VAT:

VAT is not applicable.

## EPC:

Available on request.

## LEGAL COST:

Each party to bear their own costs incurred in this transaction.

## CONTACT:



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