

# phillips sutton

Niche Commercial Property Agents



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128 Moat Street, Wigston LE18 2GE

656.00 sq. ft

## FOR SALE

### KEY FEATURES



Investment/occupation opportunity



Vacant ground floor retail unit



Flat running as an Airbnb accommodation



Opposite Sainsbury's Local



Retail/sales area



Located adjacent to Welford Road



Parking availability



## LOCATION :

The property is located on Moat Street which adjoins Welford Road, the primary road in Wigston. Moat Street benefits from a number of different occupiers including a Sainsbury's Local opposite the property and a Texaco Morrisons garage.

## DESCRIPTION :

The property comprises a ground floor retail unit, newly refurbished, with a fully refurbished one bedroom flat above.

There is also customer parking at the front of the property and staff parking at the back entrance, which is accessed via Blunt's Lane. The first floor benefits from self contained access and a shared garden.

The ground floor area is being used as a flooring showroom, whilst the first floor is being operated as a serviced accommodation property on Airbnb. ( Figures available on request)

## PREMISES:

FLOOR	AREA SQFT	AREA SQM
GROUND FLOOR	346.50	32.19
FIRST FLOOR	309.50	28.75
<i>TOTAL</i>	<i>656.00</i>	<i>60.94</i>

## TENURE:

On the new lease to be agreed

## PRICE:

£225,000.00

## RATEABLE VALUE:

£2,600

## SERVICE CHARGE:

N/A

## VAT:

Not applicable

## LEGAL COST:

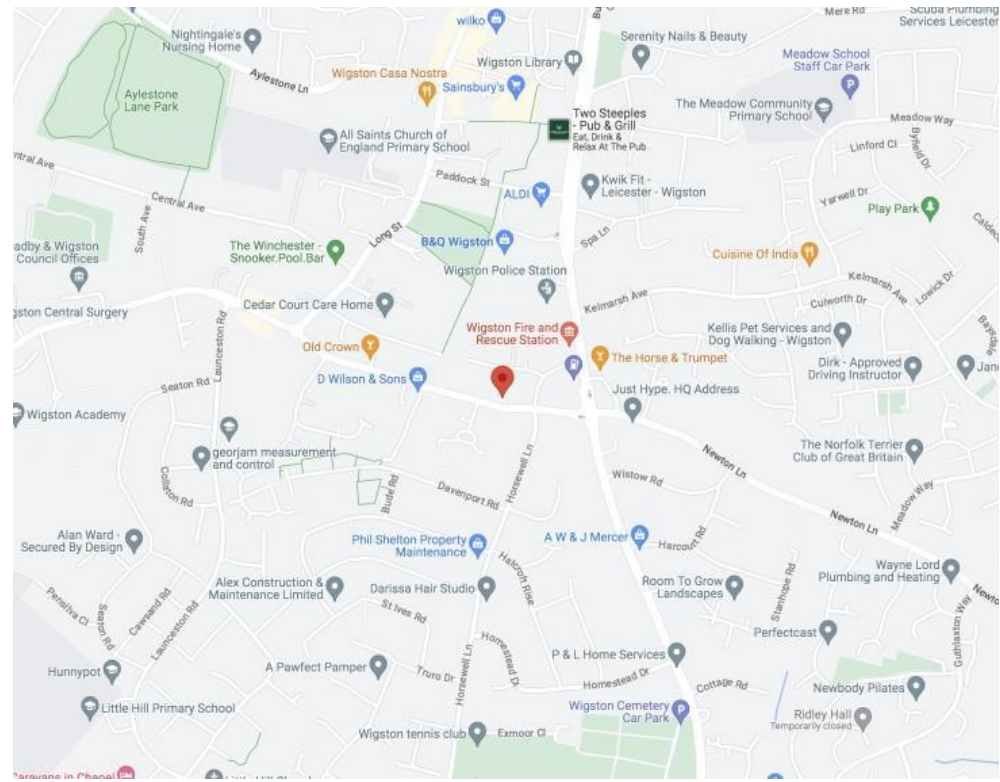
Each party to bear their own costs incurred in this transaction

## EPC:

Available on request

## AML REGULATIONS:

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



## CONTACT:



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