



Main Street Lubenham LE16 9TF



Key Features

- Superb main road mixed commercial & retail premises
- Retail showroom with planning to covert to residential (ask for details)
 - Retail area-1118 Sq Ft
- Two bedroom first floor apartment
 - Enclosed rear courtyard garden
 - No Upward Chain
- Potential for redevelopment to 3 residential dwellings
- ATTENTION INVESTORS / DEVELOPERS!
- Please ask for details of existing planning permissions





The Property

A substantial double fronted freehold retail premises with a large refurbished 2 bedroomed apartment above. Retail premises has planning to be converted to 2 residential dwellings if required. Ask for details. Lubbenham, nr Market Harborough.

The property is currently available as a mixed use retail and residential opportunity, however pre-planning has been granted for the change of use of the ground floor to residential. Subject to terms and conditions, it would be supported in Full Planning policy terms.

The self-contained apartment has a separate access to the side and external staircase to the rear and offers spacious and stylishly accommodation which benefits from gas fired central heating. Within the apartment you are met with 2 bedrooms, a bathroom, a separate reception room and then a kitchen/breakfast room.

The Drapers House comprises of approximately 1,118sq ft (104 sq mtrs) and a superb refurbished 2 bedroomed first floor apartment of approximately 930sq ft (86 sq mtrs).

The ground floor shop consisting of five well-lit interconnecting showroom areas with a kitchen, cloakroom and could be put a variety of commercial and residential uses, subject to planning . The property retains a wealth of charm and period features to include panelled ceilings, a wealth of exposed beams and open fireplaces. The retail premises are currently run as a wedding shop with the lease due to finish in August 2025.

The property occupies a prominent position on the A4304 linking Market Harborough to Lutterworth and is located in the heart of this popular south Leicestershire village which has a public house, primary school, village hall and recreational facilities. The thriving town of Market Harborough lies some 1½ miles to the east and has excellent shopping and supermarket amenities, commercial services, bars, restaurants, a theatre and leisure centre. The city of Leicester to the north provides a more extensive array of commercial, shopping and leisure facilities.

DRAFT

A substantial double fronted freehold retail premises with a large refurbished 2 bedroomed apartment above, and a charming 2 bedroomed cottage requiring renovation by separate negotiation to the rear, occupying a prominent busy main road position in the heart of the south Leicestershire village of Lubenham.

The Drapers House comprises substantial double fronted freehold premises of approximately 1,118 sq ft (104 sq mtrs) and a superb refurbished 2 bedroomed first floor apartment of approximately 930 sq ft (86 sq mtrs), occupying a prominent busy main road position within the heart of the popular south Leicestershire village of Lubenham.

The ground floor shop has been renovated and refurbished, consisting of five well lit interconnecting showroom areas with a kitchen and cloakroom, and could be put a variety of commercial and residential uses, subject to planning. A wealth of period features have been retained including the impressive multipaned bay window to the front, panelled ceilings, a wealth of exposed beams and open fireplaces. The current owners have operated a successful antiques business over the last ten years, and are now retiring.

The recently renovated self contained 2 bedroomed first floor apartment has a separate access to the side and external staircase to the rear, and offers spacious and stylishly appointed accommodation which benefits from gas fired central heating.







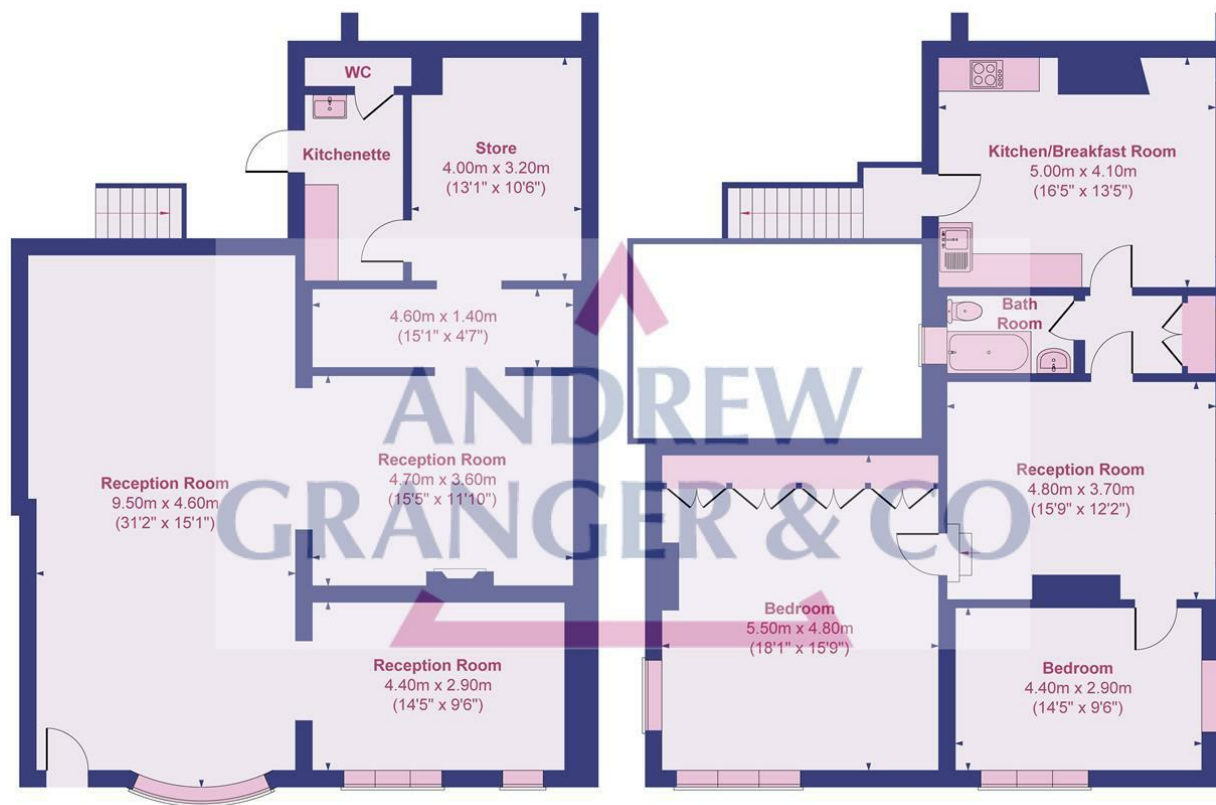






Floorplan

Approximate Gross Internal Area
195.8 sq. m. (2107 sq. ft.)



Ground Floor
Floor area 106.3 sq.m. (1144 sq.ft.) approx

First Floor
Floor area 89.5 sq.m. (963 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



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