

**MATHER
JAMIE**

01509 233433

70-72 North Street
Whitwick
Leics
LE67 5HA

FOR SALE
£350,000

**Ground Floor Social Club
benefits from planning for a
change of use as a 3-bed
flat**



Social Club, Offices & 1st Floor Flat

333.65 sq m (3,592 sq ft)

70-72 North Street, Whitwick, Leics, LE67 5HA

DESCRIPTION

The property is a two-storey brick-built building beneath a pitched tiled roof at the front elevation. The rear elevation of the property has part flat roof.

The property comprises of a ground floor social club, ground and first floor office space as well as a 3-bedroom first floor flat, all benefiting from separate access routes.

The property also benefits from a generous off-street car park accessed via North Street at the rear of the premises.

The ground and first floor offices were previously let out producing a rental income of £550 per calendar month.

ACCOMMODATION

Social Club	151.49 sq m	(1,631 sq ft)
Offices	55.34 sq m	(596 sq ft)
3-bed flat	126.82 sq m	(1,365 sq ft)
Total	333.65 sq m	(3,592 sq ft)

TENURE

The property is available freehold with vacant possession.



70-72 North Street, Whitwick, Leics, LE67 5HA

PRICE

£350,000 (three hundred and fifty thousand pounds).

VAT

VAT will not be charged on the sale price.

BUSINESS RATES

Local Authority: NW Leicestershire
Period: 2023/2024
Rateable Value: Social Club - £5,400
Offices - £5,500

COUNCIL TAX

First floor flat – Band A

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The Social Club has an Energy Performance Asset Rating of 56 within Band C. The EPC is valid until 12 October 2032.

Offices - There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

The first floor flat has an Energy Performance Asset Rating of 72 within Band C. The EPC is valid until 26 July 2032.

PLANNING

We understand the premises have authorised planning consent under Class E, for the Social Club and Offices, and under Class C3, for the flat, of the Town and Country Planning (Use Classes) Order 1987.

The ground floor Social Club benefits from full planning permission for a change of use to a 3-bed flat (Application Ref: 23/00148/FUL). The offices also offer the potential for residential conversion (subject to planning).

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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LOCATION

The property is located within the popular village of Whitwick which is situated in rural north-west Leicestershire, close to Charnwood Forest within walking distance of the centre of Whitwick.

Whitwick benefits from shops, Post Office and both Primary and Nursery School facilities.

The market towns of Loughborough and Ashby de la Zouch are 8 and 6 miles distant respectively from the village of Whitwick and the regional centres of Nottingham (24 miles) and Leicester (15 miles) can be accessed from the A511 and the M1 motorway.

 **what3words:**
///trials.slides.guises



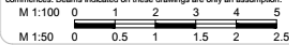
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Existing Ground Floor Plan

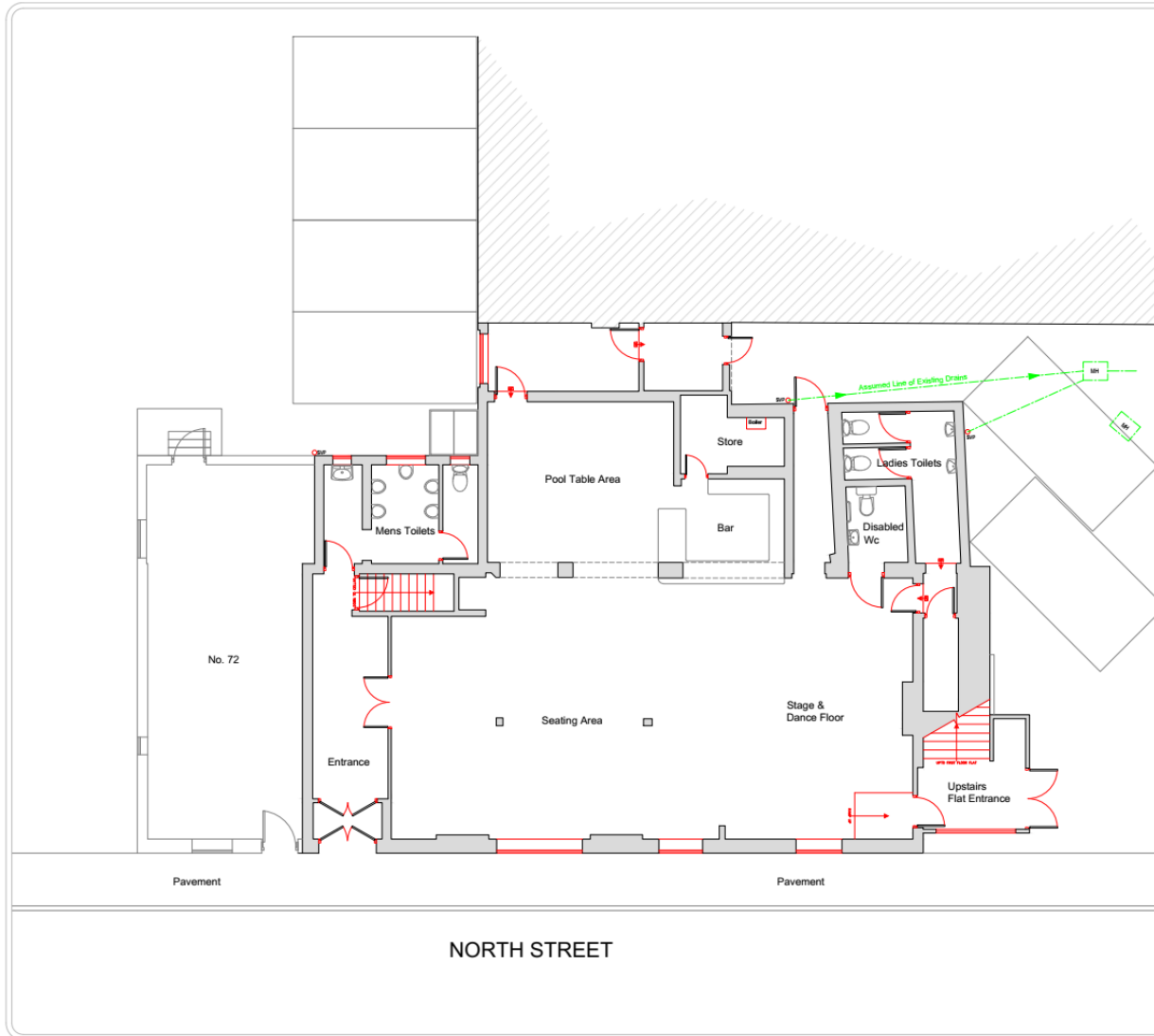
The Club ,
70 North Street,
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LE67 5HA

DRAWN: DS

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DWG NO: Ward-M-1a-02



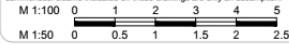
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Proposed Ground Floor Plan (Dims)

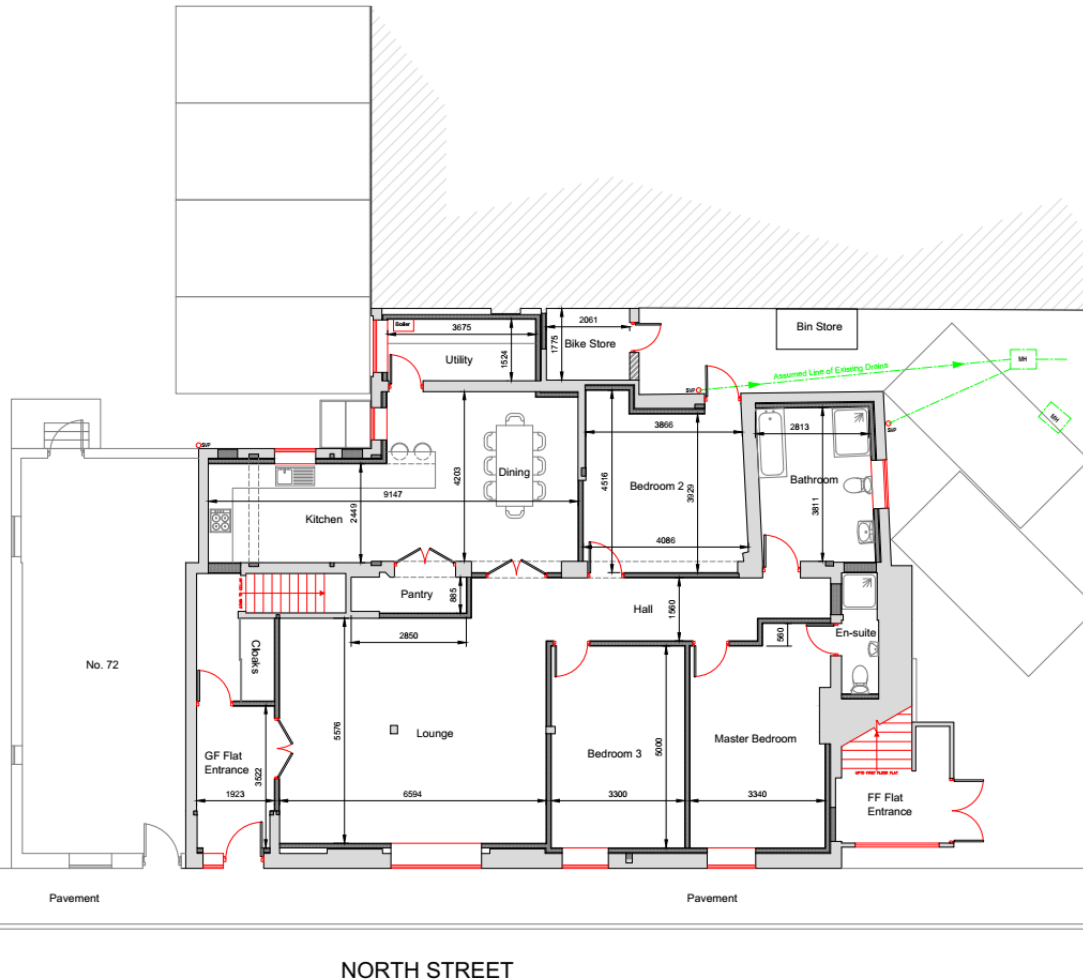
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Existing Cellar Plan

**The Club ,
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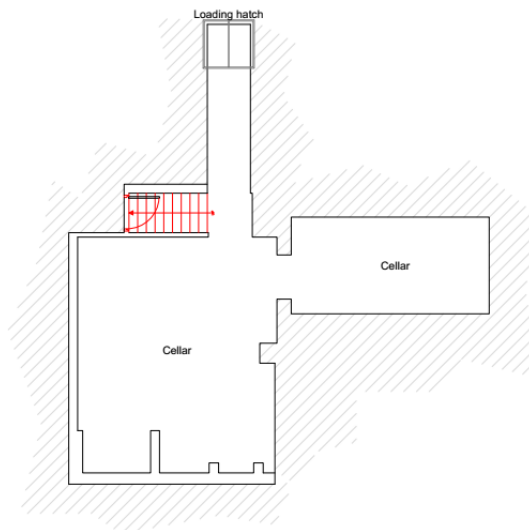
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DWG NO: Ward-M-1a-01



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Proposed Basement Plan

**The Club ,
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DATE: 04.01.23

DWG NO: Ward-M-1a-03



70-72 North Street, Whitwick, Leics, LE67 5HA



Existing Front Elevation



Existing Left Elevation



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Existing Elevations

The Club,
70 North Street,
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LE67 5HA

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SCALE @ A3: 1:100

DATE: 04.01.23

DWG NO: Ward-M-1a-05

70-72 North Street, Whitwick, Leics, LE67 5HA



Existing Rear Elevation



Existing Right Elevation



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M 1:100 0 1 2 3 4 5
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Existing Elevations 2

**The Club ,
70 North Street,
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LE67 5HA**

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SCALE @ A3: 1:100

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DWG NO: Ward-M-1a-06

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Proposed Elevations

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70 North Street,
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SCALE @ A3: 1:100

DATE: 04.01.23

DWG NO: Ward-M-1a-07



UPVC Door & window

Proposed Front Elevation



UPVC Windows

Proposed Left Elevation

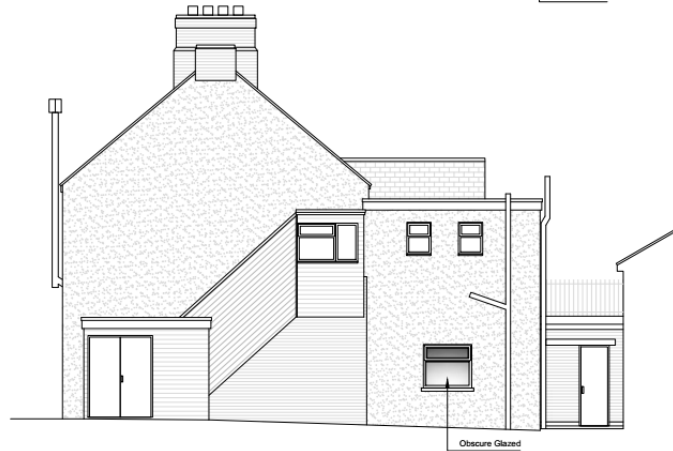
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Proposed Rear Elevation



Proposed Right Elevation

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Proposed Elevations

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DRAWN: DS

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DATE: 04.01.23

DWG NO: Ward-M-1a-08

CONTACT:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations