

**MATHER
JAMIE**

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**2 Church Gate
Kegworth
Leics
DE74 2ED**

**FOR SALE
£225,000**



Mixed Use Investment

132.76 sq m (1,429 sq ft)

2 Church Gate, Kegworth, Leics, DE74 2ED

DESCRIPTION

The property comprises a ground floor retail premises with further ancillary storage, kitchen and WC facilities.

The property is currently occupied by a dog groomer and part is sub-let to a barber.

There is a first and second floor 3-bed flat with a living room, kitchen and bathroom.

ACCOMMODATION

Retail	56.54 sq m	(609 sq ft)
Flat	76.22 sq m	(820 sq ft)
Total	132.76 sq m	(1,429 sq ft)

PRICE

£225,000 (two hundred and twenty five thousand pounds).

VAT

VAT will not be charged on the sale price.

LEGAL COSTS

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



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TENURE

The property is available freehold subject to the following leases. Copy leases available upon request:

Retail

The property is held on a lease for a term of 5 years from 1 March 2024 at a rent of £8,400 per annum. There is a break option at 2 years 6 months which can be exercised by either the Landlord or the Tenant, requiring 3 months' written notice by either party. After the initial 5 year term there will be a rolling monthly contract whereby either party provides 3 months' written notice to terminate the agreement.

NB: The commercial rent includes water and gas but not electricity.

Flat

The property is let on an Assured Shorthold Tenancy until 12 October 2024 at a rent of £7,560 per annum. Once expired, this lease will carry over periodically.

NB: The flat rent includes electricity, gas and water.

BUSINESS RATES

Local Authority: NW Leicestershire
Period: 2023/2024
Rateable Value: £5,600

COUNCIL TAX

Local Authority: NW Leicestershire
Period: 2023/2024
Amount: £1,420.62



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ENERGY PERFORMANCE CERTIFICATES (EPCs)

There are currently no Energy Performance Certificates for the property however an EPC rating assessment has been requested.

PLANNING

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

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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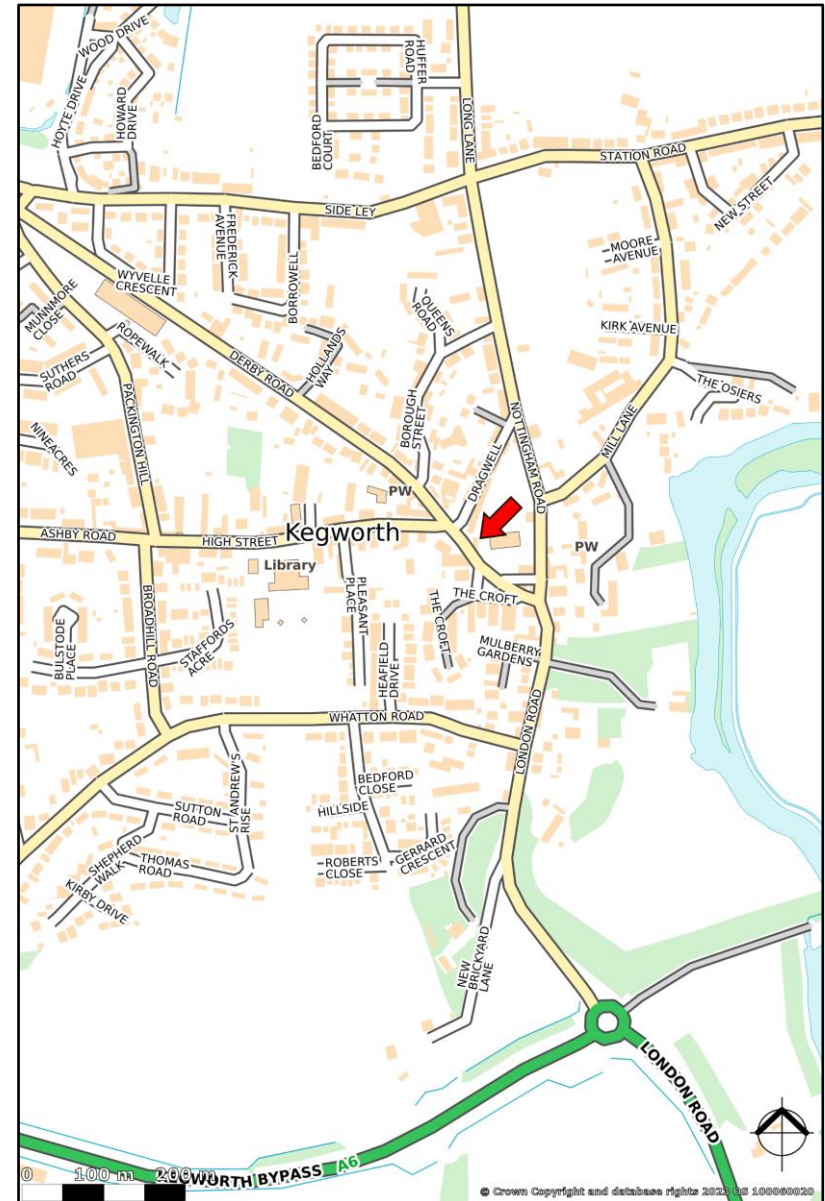
LOCATION

The property is located on Church Gate in the centre of Kegworth benefiting from superb access to the M1/M42 motorways with Junction 24 being less than 1 mile distant offering a good road service to Loughborough, Nottingham and Derby.

East Midlands Airport is within easy reach being approximately 2 miles distant with East Midlands Parkway Railway Station being approximately 3 miles from the property. There is also a bus stop close to the property offering road service from Derby to Leicester.

Nearby occupiers include a Co-Op convenience store, Boots as well as a number of cafes, pubs and restaurants.

 **what3words:**
///shins.licks.falls



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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