



# The Old Butchers

High Street | | Barrow Upon Soar | LE12 8PY

Guide price £500,000



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ESTATE AGENTS & VALUERS



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High Street |  
Barrow Upon Soar | LE12 8PY  
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\*\* UNIQUE COMMERCIAL AND RESIDENTIAL PROPERTY  
COMPRISING =  
23 - VACANT COMMERCIAL SHOP FRONTED PREMISES -  
POTENTIAL INCOME £1,000 PCM.  
23A - FOUR BEDROOM HOME - POTENTIAL TO CONVERT OR  
RENT OUT.  
23B - ONE BED COACH HOUSE - CURRENT LETTING INCOME  
£750 PCM.

Situated in a prominent position on a bustling shopping street at  
the heart of this popular Soar Valley Village. Offering mains  
services, private driveway and garage, This property offers a  
unique opportunity for investors, developers or a family business.

|                                  |                        |
|----------------------------------|------------------------|
| UNIQUE INVESTMENT<br>OPPORTUNITY | PROMINENT POSITION     |
| BUSTLING SHOPPING STREET         | POPULAR VILLAGE        |
| VILLAGE TRAIN STATION            | FREEHOLD PROPERTY      |
| DRIVEWAY AND GARAGING            | HOUSE, SHOP AND FLAT   |
| PRICED TO SELL                   | VIEWING BY APPOINTMENT |

## 23A HIGH STREET - HOUSE

- Butchers Kitchen
- Former Cold Store
- W/c
- Double Garage
- Kitchen Diner
- Lounge
- Sitting Room





*"A unique  
investment  
opportunity"*



Inner Hallway

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

Bathroom

Bedroom 4

Balcony

23 HIGH STREET - SHOP

Room 1

Room 2

Kitchenette

W/c

23B HIGH STREET - FLAT

Entrance Hall

First Floor

Kitchen Diner

Lounge

Second Floor

Bedroom 1

Bathroom

**OUTSIDE**

Featuring gated access to a driveway, leading to a courtyard style garden and access to the garage.





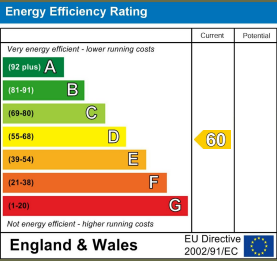
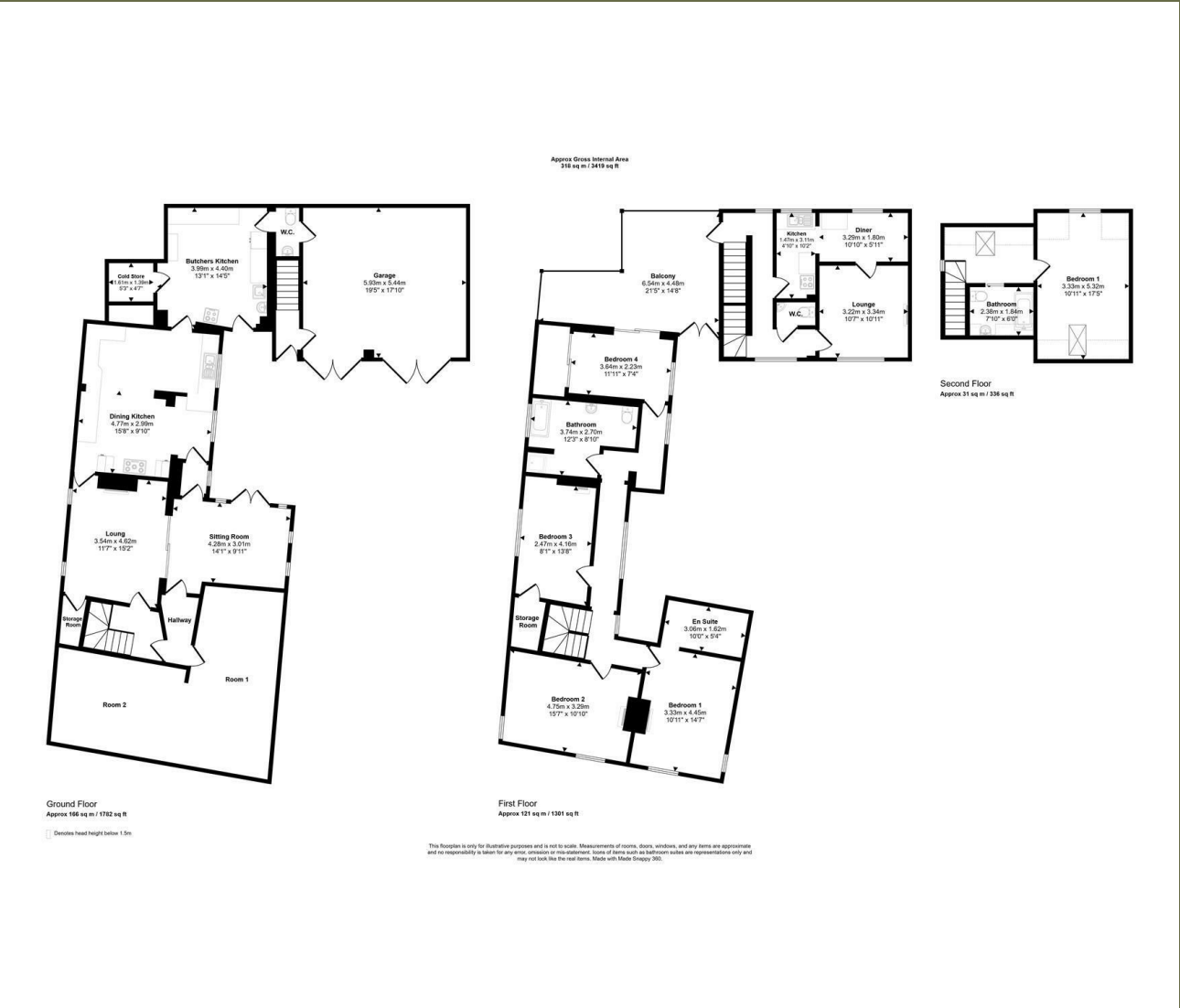




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the heart of  
this bustling  
village"*







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