



91 - 93 High Street, Ibstock, LE67 6LJ

HOWKINS &
HARRISON

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Features

- Investment Opportunity
- Mixed Use Property
- High Street Location

Description

An exciting opportunity to purchase an investment property, including a retail shop and two residential flats, located on Ibstock High Street.

On the ground floor there is a retail shop featuring a large shop window and spacious open plan retail area extending to approximately 476 sq ft (44.2 sqm)

There are two flats included within the property, one on the ground floor and the other on the first floor.

Flat 1 - 93A accommodation is as follows:

- Kitchen
- Living Room
- Master Bedroom
- Family Bathroom

Flat 2 - 93B accommodation is as follows:

- Kitchen
- Living Room
- Family Bathroom
- Storage Room
- Outhouse
- Garden





Location

The property is situated on the High Street in Ibstock in a parade of shops close to public car parks.

The property benefits from excellent transport links, being located 5.4 miles from Junction 22 of the M1 and 6.4 miles from Junction 13 of the A42, giving access to the wider Midlands Motorway Network.

Tenure & Possession

The property is freehold and vacant possession will be given upon completion.

Local Authority

North West Leicestershire District Council.

Services

The property is connected to mains electricity, water, gas and drainage.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Method of Sale

The property will be sold by Private Treaty.

Energy Rating

The EPC ratings for the properties are as follows:

91 - D (83)

93A - C (70)

93B - D (64)

What3Words

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Fixtures and Fittings

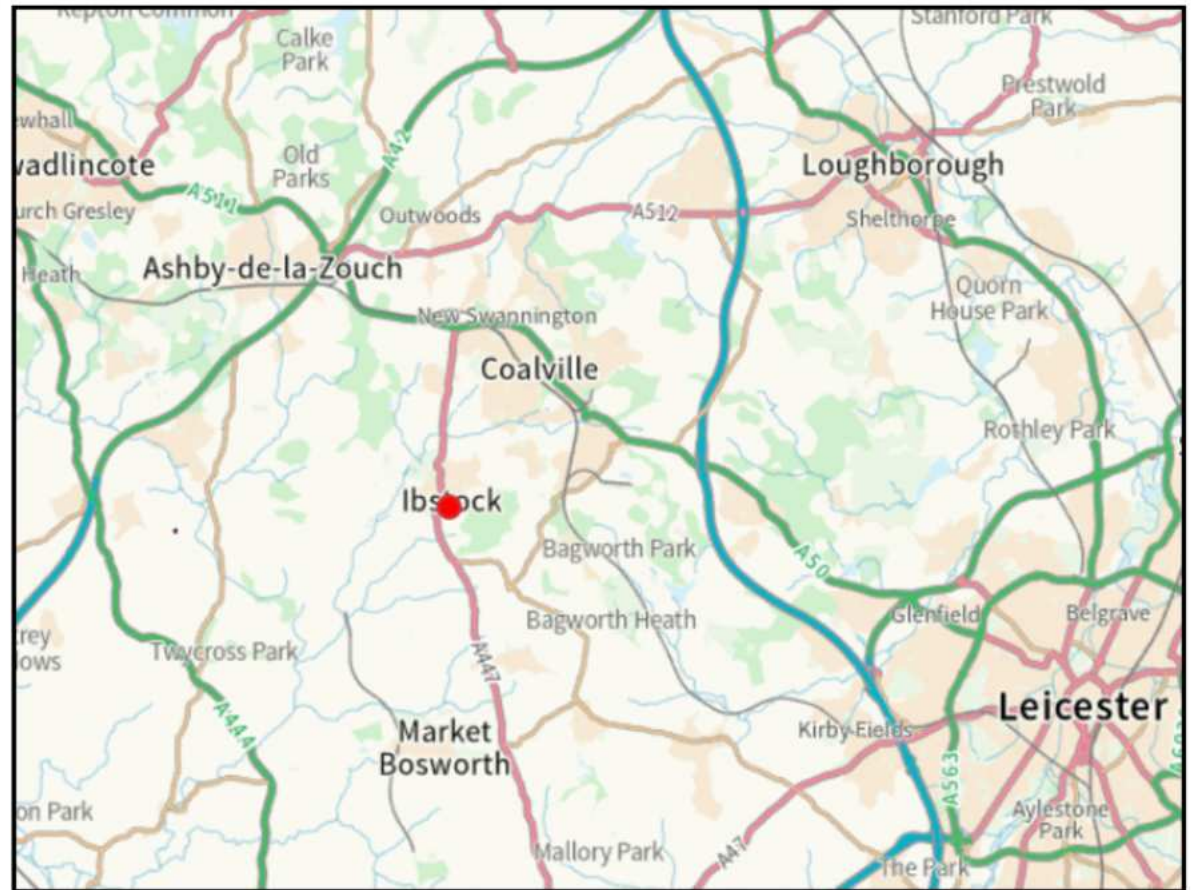
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Viewing

Strictly by prior appointment via the agents Howkins & Harrison. Please contact Michael Fallowell or Lily Taylor on 01530 877977 (option 4) or by email at michael.fallowell@howkinsandharrison.co.uk or lily.taylor@howkinsandharrison.co.uk

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposed only.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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