



50 Main Street, Broughton Astley, Leicester, Leicestershire LE9 6RD

Freehold Opportunity

- ▶ **Total NIA: 133.2 Sq M (1,434 Sq Ft)**
- ▶ **Suitable for a variety of uses STP**
- ▶ **Situated in the heart of a popular village centre**
- ▶ **Freehold Price: £290,000**

For enquiries and viewings please contact:



Joe Reilly
07989 434162
jreilly@innes-england.com

Location

The property is situated in a high-profile position on Main Street in the village centre of Broughton Astley, within a primary retailing location. The area comprises a wide variety of amenities which include a public house, health and medical centres, professional service providers, supermarkets, restaurants and hairdressers. Notable occupiers nearby include Dominoes, Co-op Food and Co-op Funeral Services.

The property is in close proximity to the B581 which provides direct links to Lutterworth nearby which further connects to the motorway network via J20 of the M1. In addition, the B4114 is also easily accessible and provides a direct route into Leicester to the north, which is some 7 miles in distance.

Description

The property comprises a single-storey building of brick construction which has been constructed in two parts. The original section being beneath a dual pitched slate roof with decorative terracotta ridge tiles and the extension being under a flat bitumen roof. The elevations comprise a double fronted shop front together with a timber individual access entrance door and single glazed casement windows. Internally, the property provides flexible retail/office accommodation together with ancillary storage and welfare facilities.

Accommodation

	Sq M	Sq Ft
Sales Area	36.5	393
Store / Office	89.6	965
Kitchen	7	75
WC	-->	
Total	133.2	1,434

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property, save for gas.

Planning

We understand the property benefits from authorised use under Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

The property is available to purchase on a freehold basis with vacant possession.

Business Rates

The property is currently listed as Workshop & Premises and has a rateable value of £6,000.
Source: VOA

Price

£290,000

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: Rating G, 234.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 27-Sep-2023

