



17 Dunton Road, Broughton Astley, Leicester, Leicestershire LE9 6NA

Mixed Use Investment Opportunity

- ▶ **Total accommodation : 1,586 sq ft (147 sq m)**
- ▶ **Situated in a popular village location**
- ▶ **Ground floor retail unit together with first floor flat and beauty salon to the rear**
- ▶ **£250,000 for the freehold interest**

For enquiries and viewings please contact:



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Location

The property occupies a prominent corner position at the corner of Dunton Road and Freeter Close in Broughton Astley, some 7 miles south of Leicester City Centre.

Broughton Astley is a popular village in Leicestershire and comprises a wide variety of amenities. Dunton Road (B581) itself is a distributor road that connects the village to the surrounding areas, with Leicester to the north via the A426 (Lutterworth Road) which further links towards the south onto J20 of the M1 / M69 motorway network.

Description

The property comprises a two storey end of terrace building of traditional brick construction beneath a pitched tiled roof with a single storey extension to the rear of rendered brick construction beneath a flat felt roof. The windows in the building are UPVC double glazed.

Internally, the accommodating has been configured to provide a retail unit on the ground floor, currently utilised as a bridal shop, with a self contained 1 bedroom flat above. The rear extension has been suitably converted to provide a self contained beauty salon, which has been fitted out to a high specification.

Accommodation

	Sq M	Sq Ft
Ground Floor Retail	48	517
Ground Floor Beauty Salon	55.2	594
First Floor 1 Bed Flat	44.1	475
Total	147.3	1,586

Measurements are quoted in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Tenure

The freehold interest is for sale, subject to the following occupational tenancies:

The ground floor bridal shop is let at a current passing rental of £6,240 per annum on a lease that is presently holding over.

The upper floor residential flat is let at a passing rental of £5,700 per annum on an assured shorthold tenancy agreement.

The rear beauty salon is presently vacant.

Business Rates

The property 17 Dunton Road is currently listed as Shop & Premises and has a rateable value of £4,950.00.

Source: VOA

The property R/O 17 Dunton Road is currently listed as Beauty Salon & Premises and has a rateable value of £4,600.00.

Source: VOA

Price

£250,000

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

EPC's are available upon request from the agents.

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.

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