

cartwright

hands

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GH.06.24 DRAFT

Net Internal Area- 73.49 sq.m (791 sq.ft)

FOR SALE (MAY LET)

**15 Malt Mill Bank,
Barwell,
Leicester,
LE9 8GS**

Two storey 'E Class' retail unit located in a prominent location in the heart of the popular village of Barwell and adjacent to the Coop convenience store. Suitable for a variety of different uses S.T.P.P.



Location

Barwell is a village in Leicestershire with a population of over 9,000 being close to the A47. It is located around 3 miles north east of Hinckley and 11 miles south west of Leicester. The village benefits from its proximity to the M1 and M69 Motorways and benefits from regular rail services to London and the north from Hinckley.

The subject premises are located on Malt Mill Bank opposite Kirkby Road which leads to Mallory Park and Desford beyond. The roundabout on the main road through Barwell village gives access to Earl Shilton, the A47 and Hinckley.

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



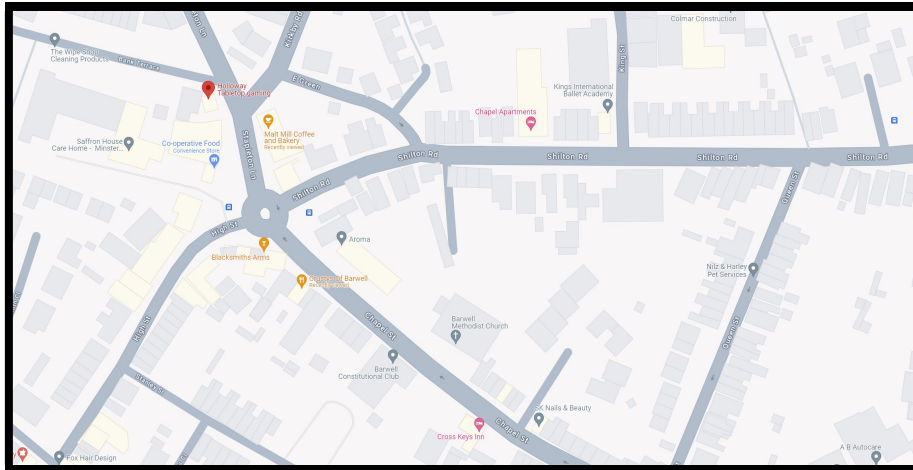
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15 Malt Mill Bank, Barwell



Description

The property is located on Malt Mill Bank and comprises of a ground floor retail unit benefitting from two separate retail entrances with stores, kitchen and WC facilities off and an office/store on the second floor.

The property is of brick construction with pitched tiled main roofs and a flat felted roof on the extension to side (all recently recovered). There is a separate pedestrian entrance from stores area onto Malt Mill Bank and a rear pedestrian access. Internally the property benefits from large plate glass frontage, and a high ceiling to main retail area.

The property is amongst several long-established local businesses is adjacent to a Coop supermarket and opposite Earl Shilton Building Society. The high street is surrounded by a number of high footfall places such as three local schools, a number of industrial estates. In our opinion the property is suitable for redevelopment to a variety of different uses (S.T.P.P).

Accommodation

The property provides the following approximate dimensions and floor areas:

Ground Floor- 46.92 sq.m (505 sq.ft)

Retail Shop split into two spaces together with

Stores, kitchen and W.C. facilities off retail area **9.10 sq.m (98 sq.ft)**

First Floor- 17.47 sq.m (188 sq.ft)
Office/stores

Net Internal Floor Area 73.49 sq.m (791 sq.ft)

Terms

The property is for sale with vacant possession on completion. Alternatively, the property is available to let, for a term of no less than 3 years and on fully repairing and insuring terms. All enquiries to the sole agents.

Price

Guide price of £120,000 for the freehold with vacant possession. Rental on application.

15 Malt Mill Bank, Barwell

Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property is £6,800.

Prospective purchasers/tenants are advised to make their own enquiries of Hinckley and Bosworth Borough Council to verify the current rates payable and to establish the position in respect of any appeals/inheritance of any transitional relief, which may reduce or increase the rating liability.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request.

Legal Costs

On a sale each side will bear their own legal costs. If a lease/licence entered into then the ingoing tenant will pay for the landlords reasonable legal costs.

Viewing/Information

By appointment with the Sole Agent,
Cartwright Hands,
59 Coton Road,
Nuneaton CV11 5TS
Email- grh@cartwriighthands.co.uk

Guy Hands
Tel:- 02476 350700.

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Internal Pictures of the Retail Area of shop



Internal Pictures of the office/stores area at first floor of shop

