



FOR SALE

SHOWROOM & STORAGE PREMISES
WITH PLANNING FOR RESIDENTIAL

68 Wood Street,
Earl Shilton, LE9 7ND

Planning permission for demolition of
existing buildings and development of
a retail unit and 23 apartments
(21/01391/FUL)



Prominent position within Earl Shilton



Close to local amenities and bus routes



GIA - 7,511 sq ft (697.7 sq m)



LOCATION

The subject property is located fronting onto Wood Street in the town centre of the popular town of Earl Shilton. Nearby occupiers include The Lord Nelson public house, Easy Laundry laundrette, Renaissance hair salon and Mark Jarvis betting office. There is short term car parking to the front elevation.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Barwell.

DESCRIPTION

The subject property comprises two buildings currently used for retail and storage arranged around a central yard/parking area. The properties are constructed of steel portal frames surmounted by a combination of pitched and flat roofing systems. The front showroom benefits from a large glazed frontage to Wood Street.

The approximate site area in the order of 0.32 acres (0.13 hectares).

ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Main	Showroom	2,954	274.43
Main	Raised Showroom	973	90.39
Main	Store, Kitchen & WC	745	69.21
Main	FF Office	397	36.88
Rear	Storage Building	2,442	226.86
		7,511 Sq Ft	697.77 Sq M

SERVICES

We understand mains electricity, gas, water and drainage are available to the property.

PLANNING

We are advised that the property benefits from planning permission, granted on 6 February 2023, for the demolition of existing buildings and development of two buildings accommodating 1 retail unit and 23 apartments. Reference 21/01391/FUL with Hinckley & Bosworth Borough Council, which we are advised has been implemented. Further details are available from our offices upon request.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £29,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £575,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

68 Wood Street - E(106)

Rear Warehouse - C(63)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

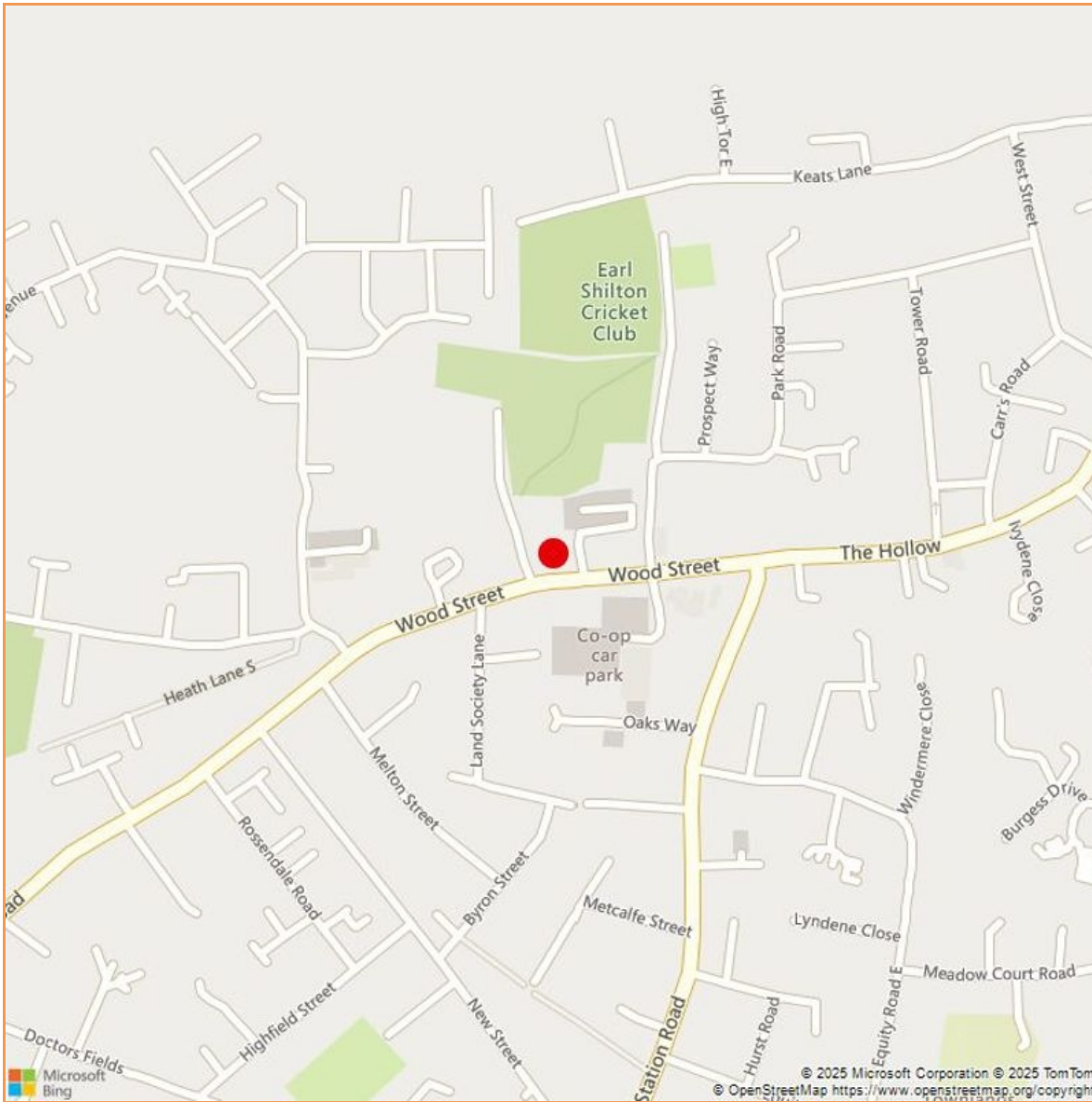
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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