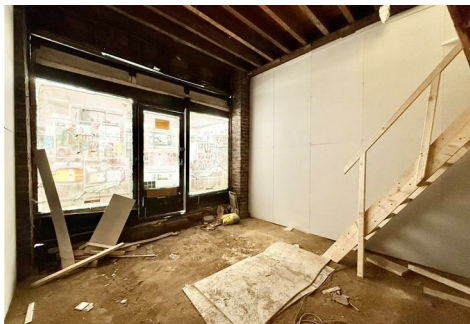


Holdern

A Modern Estate Agent



2A Hotel Street, Coalville, LE67 3EP

£60,000

A versatile commercial premises offering approximately 492 sq ft arranged over the ground and first floors, situated in a convenient town centre location on Hotel Street, Coalville. Offering an adaptable layout suitable for a variety of commercial uses, subject to the necessary consents, the property presents an excellent opportunity for owner-occupiers, investors or businesses seeking well-located premises.

Summary

A versatile commercial premises occupying a prominent and convenient position on Hotel Street in the heart of Coalville, offering approximately 492 sq ft of accommodation arranged over the ground and first floors.

The property provides an adaptable layout suitable for a variety of commercial uses, subject to any necessary planning consents, and represents an excellent opportunity for an owner-occupier, investor or business seeking well-located premises within the town centre.

The ground floor provides an accessible entrance and principal commercial space, with further accommodation arranged at first-floor level. The configuration offers scope for a range of business requirements, including retail, office, professional or service-based uses, subject to the appropriate permissions.

Situated within Coalville town centre, the property benefits from its proximity to the town's established retail, commercial and leisure facilities, with a range of amenities available within easy walking distance. The surrounding road network also provides convenient access to the wider Leicestershire area, including the A42 and M1 motorway network.

Early viewing is highly recommended to appreciate the position, versatility and potential offered by this well-located commercial property.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

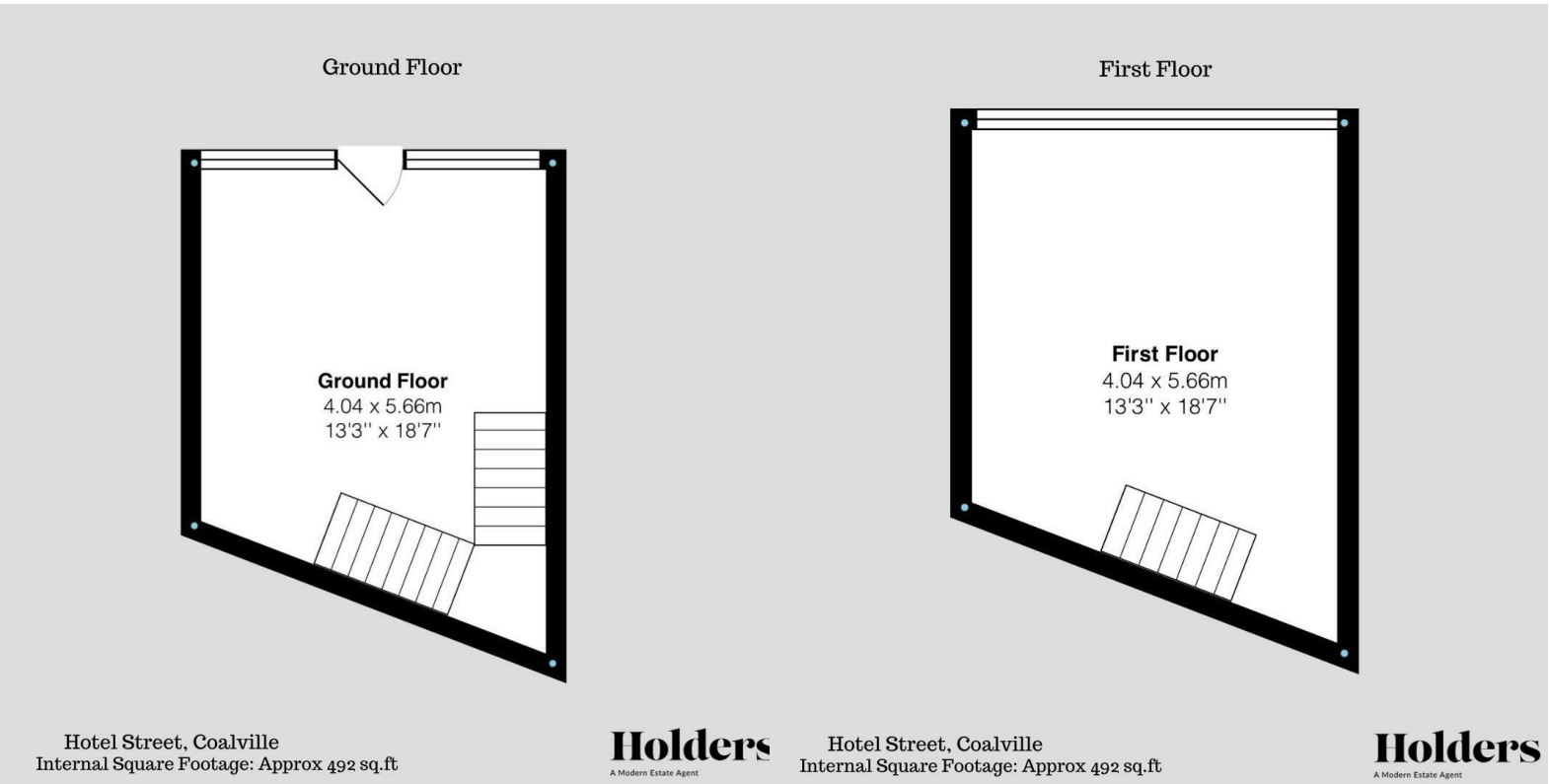
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified

by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

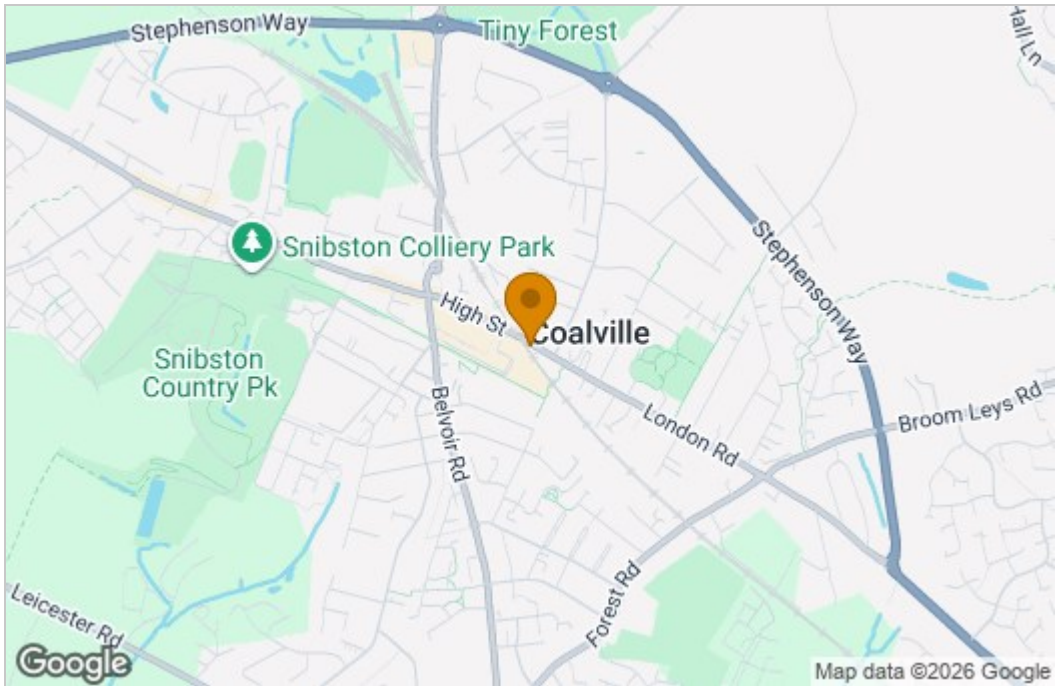
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

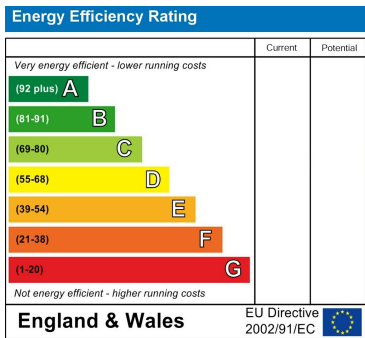
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.