



10/10A Main Street, Rathby - LE6 0JG

Guide Price **£375,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



10/10A Main Street

Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

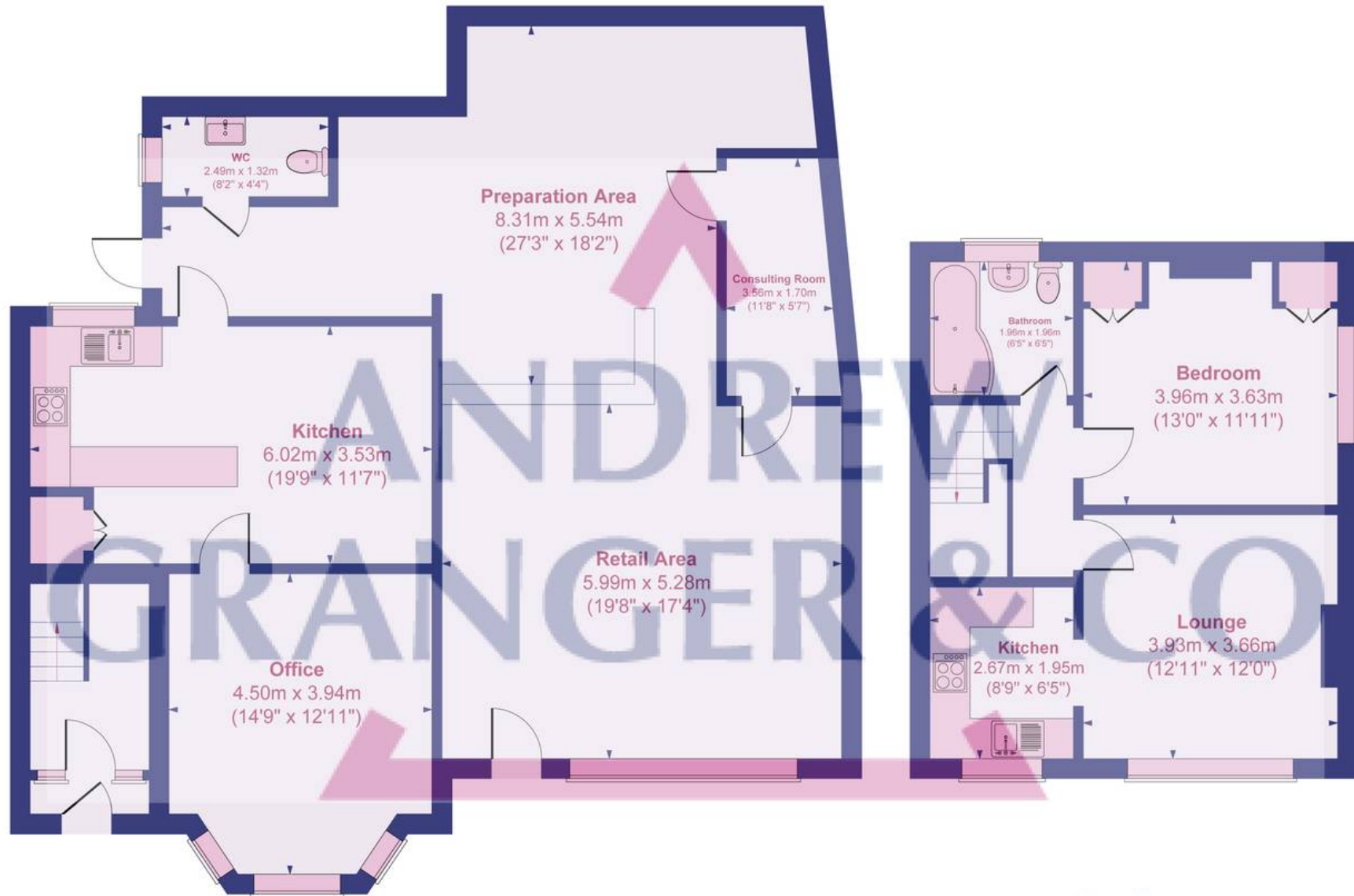
- FREEHOLD COMMERCIAL/RESIDENTIAL INVESTMENT
- VILLAGE CENTRE LOCATION ON THE MAIN STREET
- GROUND FLOOR COMMERCIAL PREMISES, FORMER PHARMACY AND SHOP, CLASS E (FORMERLY A1)
- GREAT POTENTIAL FOR OTHER USES, INCLUDING RESIDENTIAL REDEVELOPMENT, SUBJECT TO SUITABLE CONSENTS
- SELF CONTAINED FIRST FLOOR 1 BEDROOM FLAT WITH LOUNGE, KITCHEN, DOUBLE BEDROOM AND BATHROOM
- PAVED FRONTAGE WITH STEPS AND RAMP, REAR COURTYARD GARDEN AREA
- COMMERCIAL EPC 52 - C







**Approximate Gross Internal Area
169.3 sq. m. (1823 sq. ft.)**



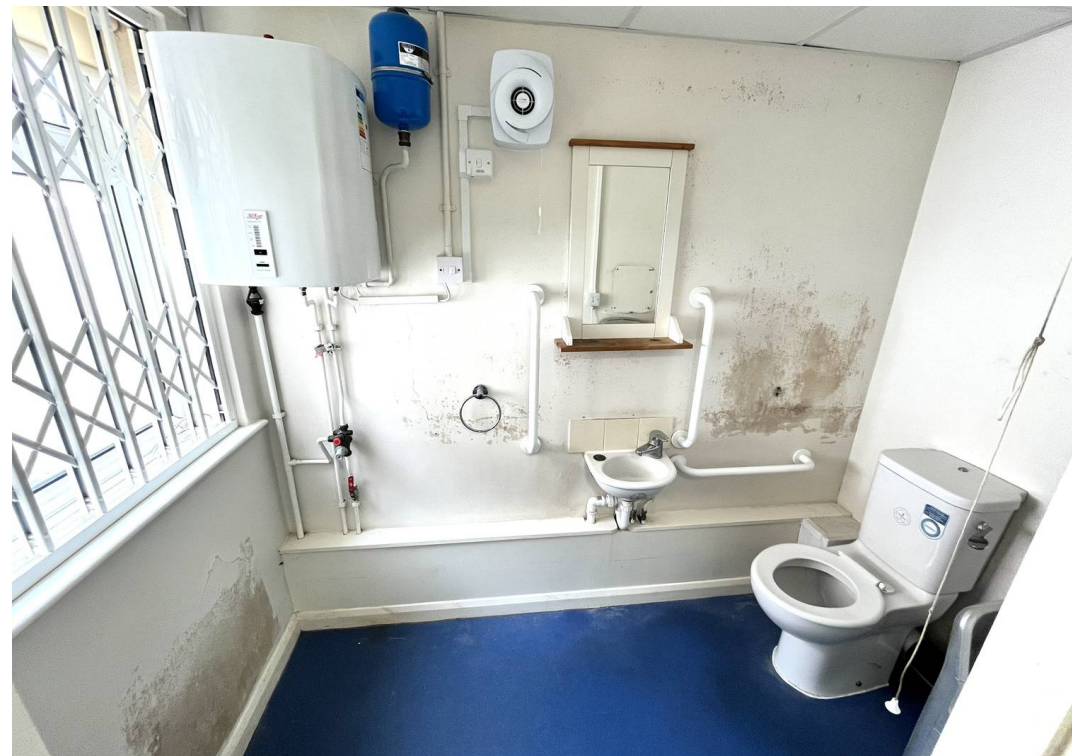
Ground Floor

Floor area 123.9 sq.m. (1334 sq.ft.) approx

First Floor

Floor area 45.4 sq.m. (489 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk





Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 7-8 Bedford Square, Loughborough - LE11 2TP

01509235534 · loughboroughsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.