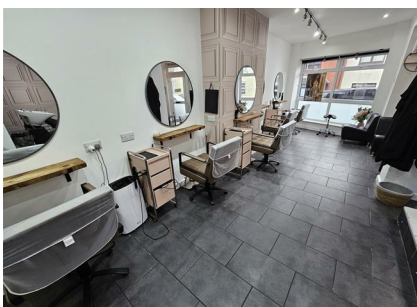


7b Saddington Road, Fleckney, LE8 8AX



£275,000

AN IDEAL INVESTMENT OPPORTUNITY! BUSINESS NOT AFFECTED.

Well situated in this popular and vibrant village is this freehold property which comprises a retail/business unit on the ground floor (currently a hairdressing salon) and a self contained one bedroom residential apartment on the first floor.

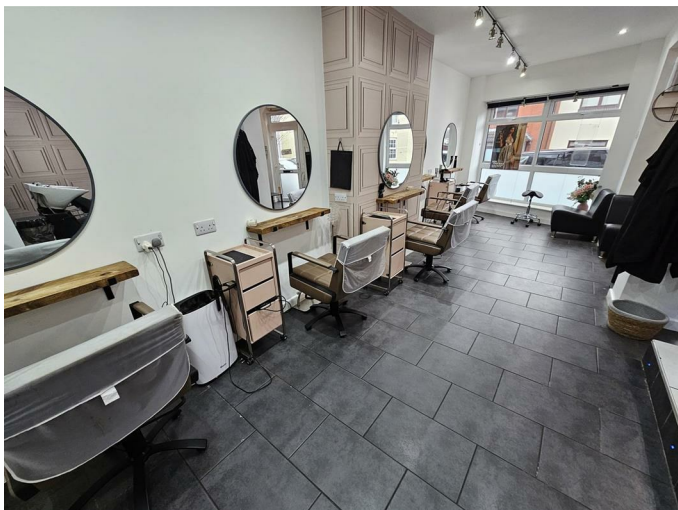
The ground floor is on a recurring five year lease, to be renewed in April 2026, and the first floor is occupied on a periodic assured shorthold tenancy. Full details available upon request.

Service without compromise

ADAMS & JONES

GROUND FLOOR SALON

Open Plan Reception & Salon Area 22'5" x 15'6"
(6.83m x 4.72m)



Upvc double glazed front door and display window. Tiled floor and raised area. Radiators. Doorway to:-

Salon Area (Photo 2)



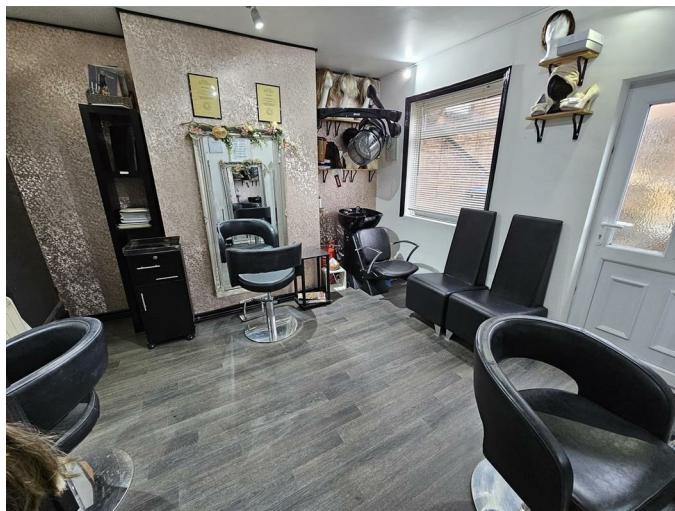
Kitchenette 6'0" max x 6'0" max (1.83m max x 1.83m max)

Laminated work surface. Single sink and drainer. Two opaque double glazed windows. Access to rear office and door to:-

WC

Low level WC and wash hand basin.

Rear Office 11'11" x 11'11" (3.63m x 3.63m)



Double glazed window to the rear and opaque glazed door leading outside. Electric radiator. Door to spacious walk in utility cupboard with plumbing for automatic washing machine.

Outside

Access to a brick constructed store and external staircase to the first floor apartment (1b, Victoria Street)

1B VICTORIA ST

Hall

Accessed via opaque double glazed front door. Door to shower room and access to lounge, kitchen and inner hall.

Shower Room



Tiled shower cubicle with electric shower fitment.

Service without compromise

Pedestal wash hand basin. Low level WC. Wall mounted gas fired combination central heating boiler. Radiator. Opaque double glazed window.

Kitchen 8'11" x 6'10" (2.72m x 2.08m)



Fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Freestanding four ring electric cooker. Stainless steel one and a half sink and drainer. Space and plumbing for automatic washing machine. Radiator. Opaque glazed window.

(Kitchen Photo Two)



Lounge 16'6" x 9'3" (5.03m x 2.82m)



Double glazed window to the front elevation. Radiator. Television point.

(Lounge Photo Two)



Inner Hall

Fitted shelving and door to:-

Bedroom 12'0" x 12'0" (3.66m x 3.66m)

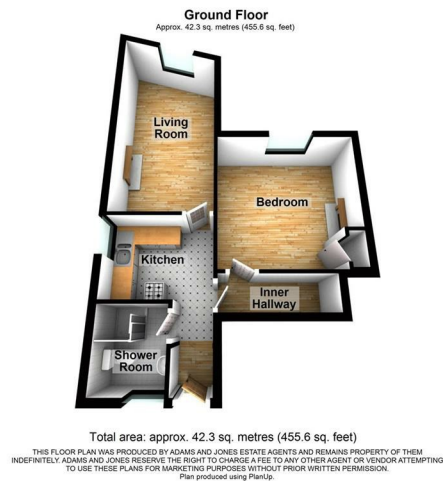


Double glazed window to the front elevation. Built in wardrobe. Radiator.

(Bedroom Photo Two)



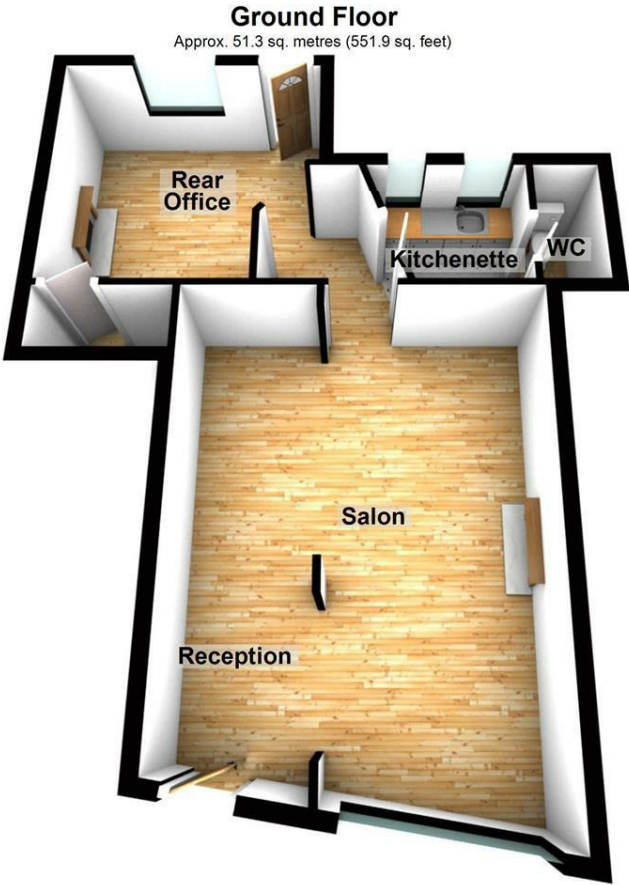
1b Victoria Street Floorplan



Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

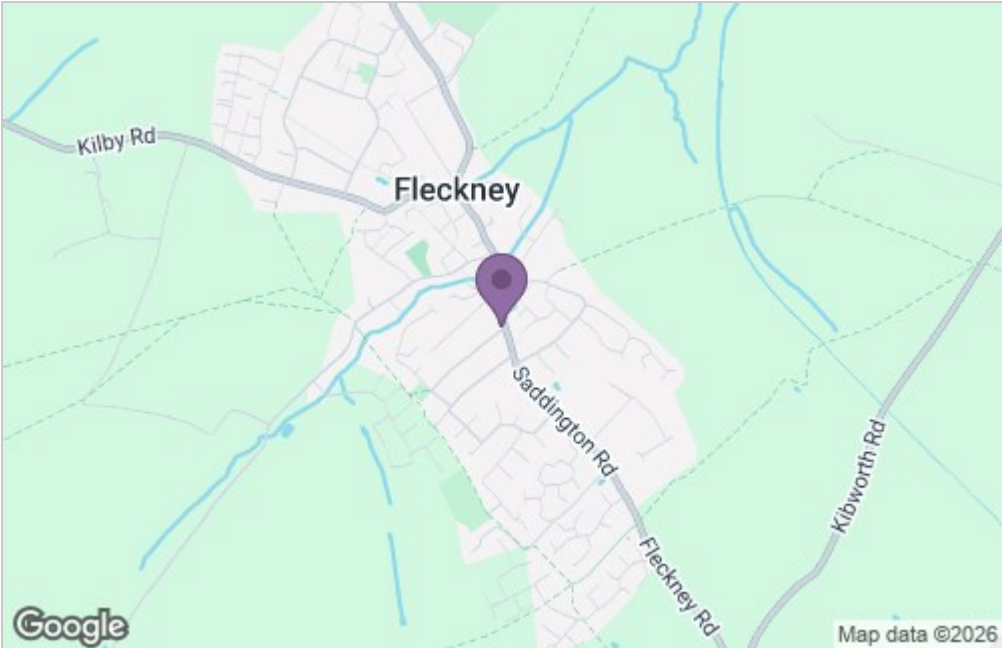
Floor Plan



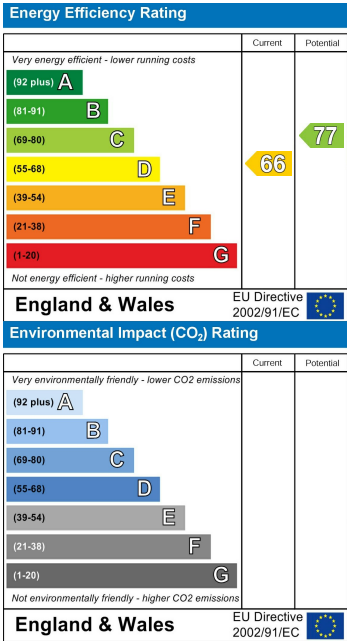
Total area: approx. 51.3 sq. metres (551.9 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise