

Holdings

A Modern Estate Agent



6 Market Place, Coalville, LE67 5DT

£345,000

Situated in the heart of Whitwick village, this substantial mixed-use property comprises a ground floor Chinese takeaway with spacious residential accommodation arranged over the upper floors. The first floor offers three bedrooms and a shower room, while the second floor provides a further three bedrooms, making it an ideal opportunity for investors or business owners seeking versatile accommodation.

Summary

An excellent opportunity to acquire a substantial mixed-use property situated in the heart of the popular village of Whitwick. Occupying a prominent position on Market Place, this versatile property combines a well-established commercial premises with extensive residential accommodation above, offering significant potential for investors, business owners or those seeking a live/work opportunity.

The ground floor is currently occupied as a Chinese takeaway, benefitting from a visible double shop frontage in a busy village centre location with strong passing footfall and convenient access to surrounding residential areas. The commercial space offers excellent potential for continued business use or alternative opportunities, subject to the necessary consents.

The residential accommodation is arranged over the first and second floors and provides spacious and flexible living accommodation throughout. To the first floor there are three well-proportioned bedrooms together with a shower room. The second floor offers three further bedrooms, creating ample accommodation suitable for larger families, shared living arrangements or potential rental investment. Outside there is a secure substantial area for parking.

The property is ideally positioned within easy reach of local amenities, schools, transport links and nearby countryside walks, whilst also offering convenient access to Coalville and surrounding commuter routes. This is a rare opportunity to purchase a sizeable property with both commercial and residential appeal in a sought-after village location.

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.
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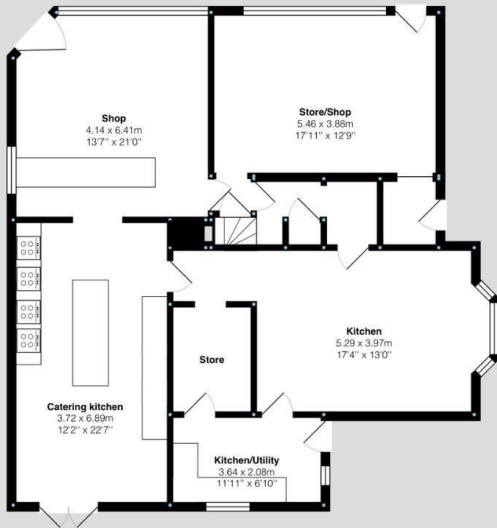
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Extra Information

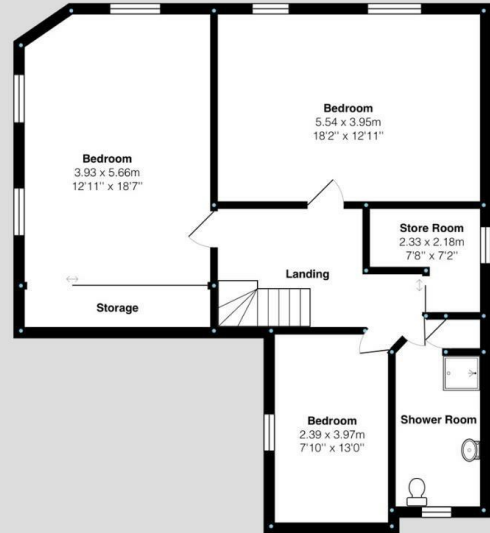
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



Market Place, Whitwick

Internal Square Footage: Approx 2650 sq.ft

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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