

SHOP AND FLAT

FOR SALE/TO LET

**129/129A HIGH STREET
EARL SHILTON
LEICESTER**



- Sales Area 45.0m² (484ft²)
+ Stores 12.6m² (136ft²)
- Self-Contained 2-Bedroomed Flat
- Prominent Village Centre Location
Close to Post Office and Natwest Bank
- Free Public Car Parking Nearby



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INVESTOR IN PEOPLE



COMMERCIAL

Retail shop premises together with a self contained first floor flat occupying a prominent position adjoining the King William Public House and within the main retail area of the village.

A footpath at the side of the property provides access from the street frontage to the flat together with a rear yard and garden area.

Neighbouring retailers include Earl Shilton Post Office and National Westminster Bank with Bevins Butchers, Radio Corner and Earl Shilton Building Society opposite. The village otherwise supports the usual range of convenience trades including the Earl Shilton Co-operative Supermarket.

There is a free public car park nearby and short term on street parking opposite. The premises otherwise lie on a main bus route.

ACCOMMODATION

Ground Floor

Shop

Internal Net Width	4.88m (16' 0")
Sales Area	45.0m ² (484ft ²)
Stores/Fitting Rooms	12.6m ² (136ft ²)

Outside brick built store and WC

An electrically operated security shutter is fitted to the shop front with security grilles/shutters fitted to the rear windows and external doors. The roof above the store extension is reinforced.

First Floor

Self contained flat approached via an external staircase and comprising:

Living/Kitchen Area; Two Bedrooms (One of which is currently used as a Living Room) and Large Bathroom/WC with separate shower.

The flat benefits from UPVC sealed unit double glazing and electric storage heating.

NB. All dimensions and floor areas are approximate.

SERVICES

All mains services are connected or available.

RATING ASSESSMENT

Shop -	Rateable Value : £4,700
Flat -	Council Tax : Band 'A'

FREEHOLD

The property is offered for sale freehold with vacant possession of the shop and otherwise subject to the tenancy of the flat.

TENANCY

The flat is let on a six month fixed term Assured Shorthold Tenancy from 1st September 2008 at a rent of £330 per month exclusive.

PRICE

Offers are invited based on a **Guide Price of £125,000.**

LEASE

Alternatively the premises are available to let on an internal repairing and insuring lease for a term to be agreed at a commencing rent of **£5,250 per annum exclusive**. The ingoing tenant will be required to pay the Landlords reasonable legal costs incurred on the grant of the lease.

VALUE ADDED TAX

All considerations relating to this transaction are expressed exclusive of any Value Added Tax that may be payable.

VIEWING

By arrangement through the Sole Agents.

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SJF.UA.129 High Street 230311

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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