



FOR SALE

RETAIL INVESTMENT OPPORTUNITY

4 Chapel Street,
Barwell, LE9 8DD

Popular village centre location



On street car parking to the front
elevation



Tenant business well established



Passing rent of £6,000 per annum
exclusive



NIA - 748 sq ft (69.5 sq m)



LOCATION

The property is located in the village centre of Barwell occupying a prominent main road position on Chapel Street. Chapel Street itself allows easy access to the A47 and A447 main roads, and there is short term car parking in front of the property, together with longer term car parking close by. Nearby occupiers include the Co-op, Rumour Mill bar & Blacksmith pub.

Barwell is a village lying approximately 2¾ miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to the M1 and wider national motorway network.

DESCRIPTION

The subject property comprises a two storey mid terrace commercial property in the centre of Barwell village.

The property comprises a ground floor sales area with open kitchen, rear store and external WC. To the first floor, there are additional stores.

Externally, there is on street car parking to the front elevation.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Retail Sales	297	27.59
Ground	Rear Store	67	6.22
First	Front Store	166	15.42
First	Middle Store	156	14.49
First	Rear Store	61	5.67
NIA Total		748 Sq Ft	69.49 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. There is no fixed heating.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £3,100

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available at an asking price of £120,000, subject to the occupation of the existing tenant, who we are advised is holding over following the expiry of their lease at a passing rent of £6,000 per annum exclusive. The current tenants 'Crustys of Barwell' are trading from the property as a sandwich shop and have been trading for a number of years.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be confirmed

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

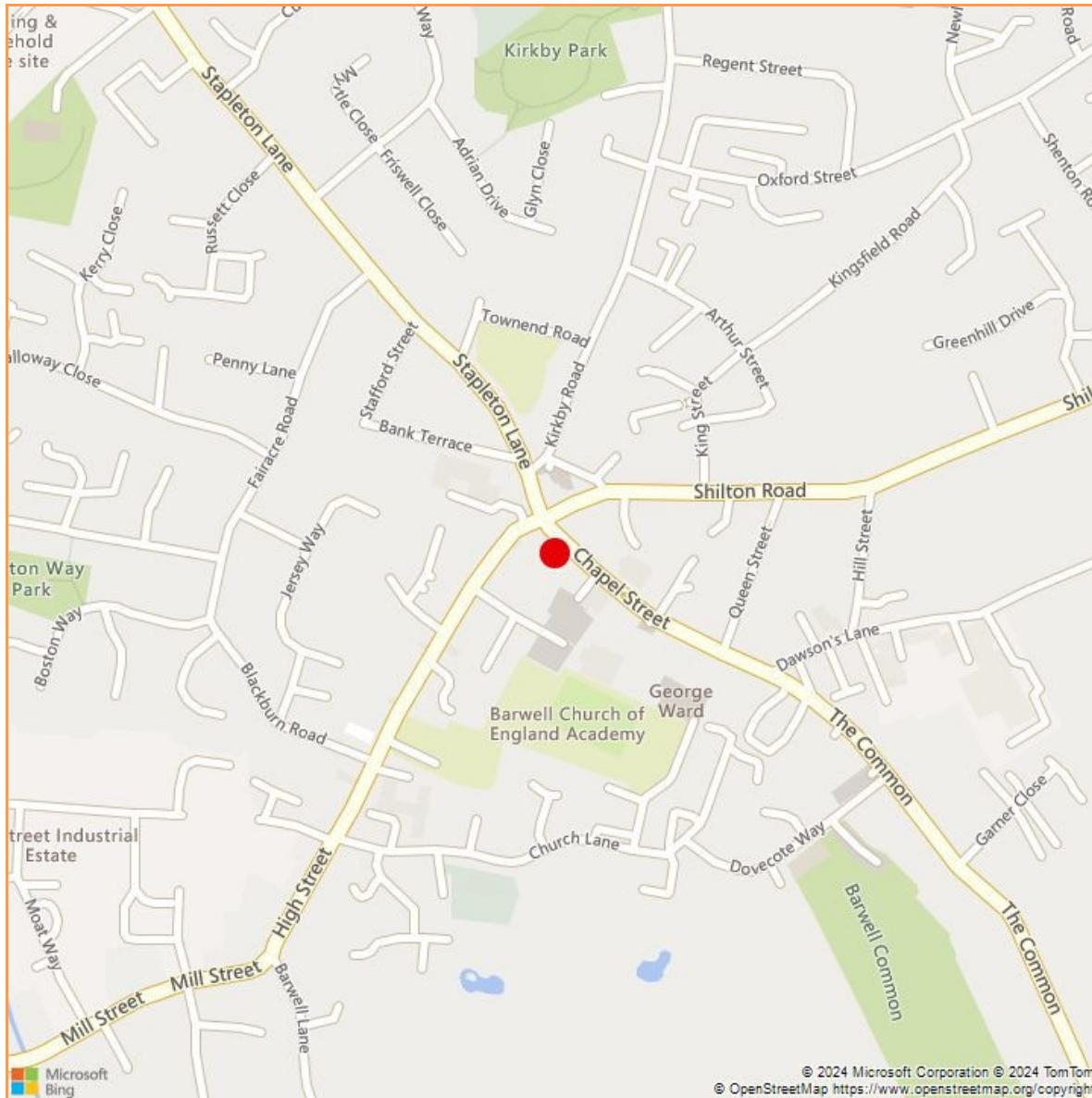
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.

Ward Surveyors Limited - Registered in England No.4567836