



## FOR SALE

FREEHOLD COMMERCIAL PREMISES

160 High Street,  
Earl Shilton, LE9 7LQ

Currently arranged as a hair salon  
with ancillary treatment rooms



Potential for conversion of rear/upper  
floors into residential flat (STPP)



Prominent frontage onto High Street  
and return frontage to Tower Road



Town centre car parking nearby



NIA - 1,200 sq ft (111.5 sq m)



## LOCATION

The subject property is located on the corner of High Street and Tower Road in the popular town of Earl Shilton. Nearby occupiers include Torre de Hercules Spanish restaurant, award-winning Fourwards restaurant, Nisa Local, Hollywood Nails, Oriental Spa beauty salon and the Red Lion public house.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Earl Shilton.

## DESCRIPTION

The subject property comprises semi-detached retail premises, currently arranged as a hairdressing salon, in a prominent High Street location in the popular town of Earl Shilton. The property benefits from a main frontage onto High Street with return frontage onto Tower Road.

The property currently comprises a variety of salon and treatment areas, along with ancillary kitchen, store and WC facilities.

There may be potential to convert the rear and upper parts of the premises to residential use (subject to planning permission). There is existing access to the side elevation (from Tower Road). We are also advised that the first floor storeroom was previously a Shower Room and the plumbing for the same remains in situ.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	270	25.08
Ground	Rear Sales	153	14.21
Ground	Kitchen/Staff Room	168	15.61
Ground	WC		
First	Treatment Room	275	25.55
First	Treatment Room	125	11.61
First	Treatment Room	167	15.51
First	Store	42	3.9
NIA Total		1,200 Sq Ft	111.48 Sq M

## SERVICES

We are advised that mains electric, water and drainage are connected to the subject property, with mains gas available.

## BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: £4,100

THIS IS NOT THE AMOUNT PAYABLE

The actual liability may be subject to relief and / or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

## TENURE

Offers over £170,000 are invited for the freehold interest in the subject property, with vacant possession to be

provided upon completion of a sale.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(120)

## 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

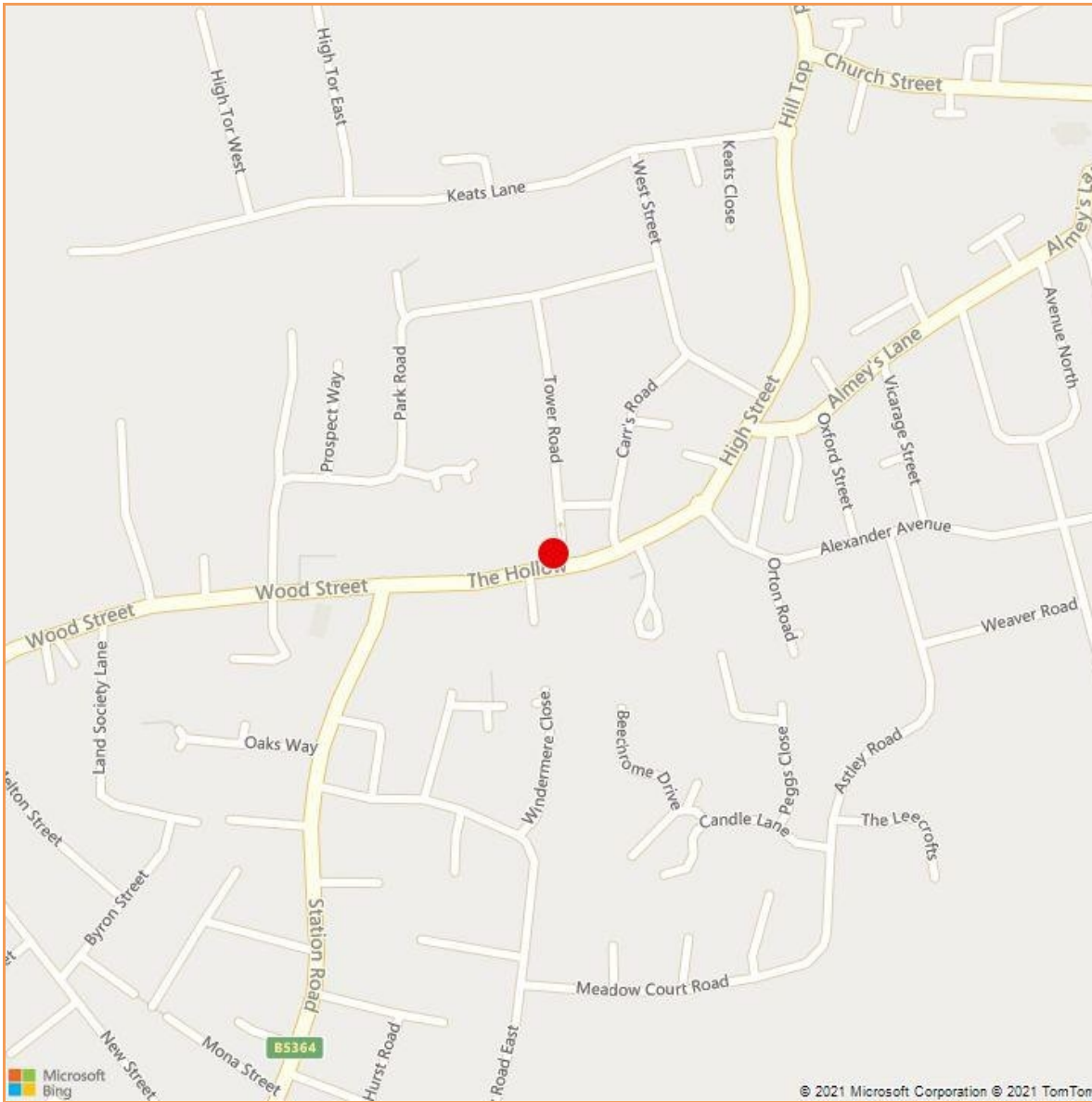
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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.





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