



FOR SALE / TO LET

COMMERCIAL PROPERTY

15 Malt Mill Bank,
Barwell, LE9 8GS

Highly prominent position in Barwell
village centre



Opposite road junction with Kirkby
Road



Large display window to frontage



Two storey



NIA - 835 sq ft (77.6 sq m)



LOCATION

The property is located fronting onto the corner of Malt Mill Bank and Bank Terrace, Barwell, being directly opposite the junction with Kirkby Road. The surrounding area is commercial in nature with a variety of other retailers including Co-op, Malt Mill Bakery and the Earl Shilton Building Society.

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 junction 21 of the M1 at Leicester.

DESCRIPTION

The subject property comprises highly prominent retail premises with a sizable window display with further ancillary areas at ground and first floor. The property is constructed of solid and cavity brickwork surmounted by a combination of pitched and flat roofing systems.

The property benefits from WC facilities to the ground floor.

There is a variety of on street and free car parking options nearby in Barwell village centre.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	556	51.65
Ground	Store	116	10.78
First	Ancillary	163	15.14
NIA Total		835 Sq Ft	77.57 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property, which benefits from electric 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: £9,900 from 1 April 2026

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Sale - The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £129,000.

Letting - The property is available to rent, on a new full repairing and insuring lease, at a commencing rental of £10,800 per annum exclusive.

LEGAL COSTS

Sale - Each party to bear their own legal costs.

Letting - The incoming tenant is to cover the Landlord's legal fees for the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(124)

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.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

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.

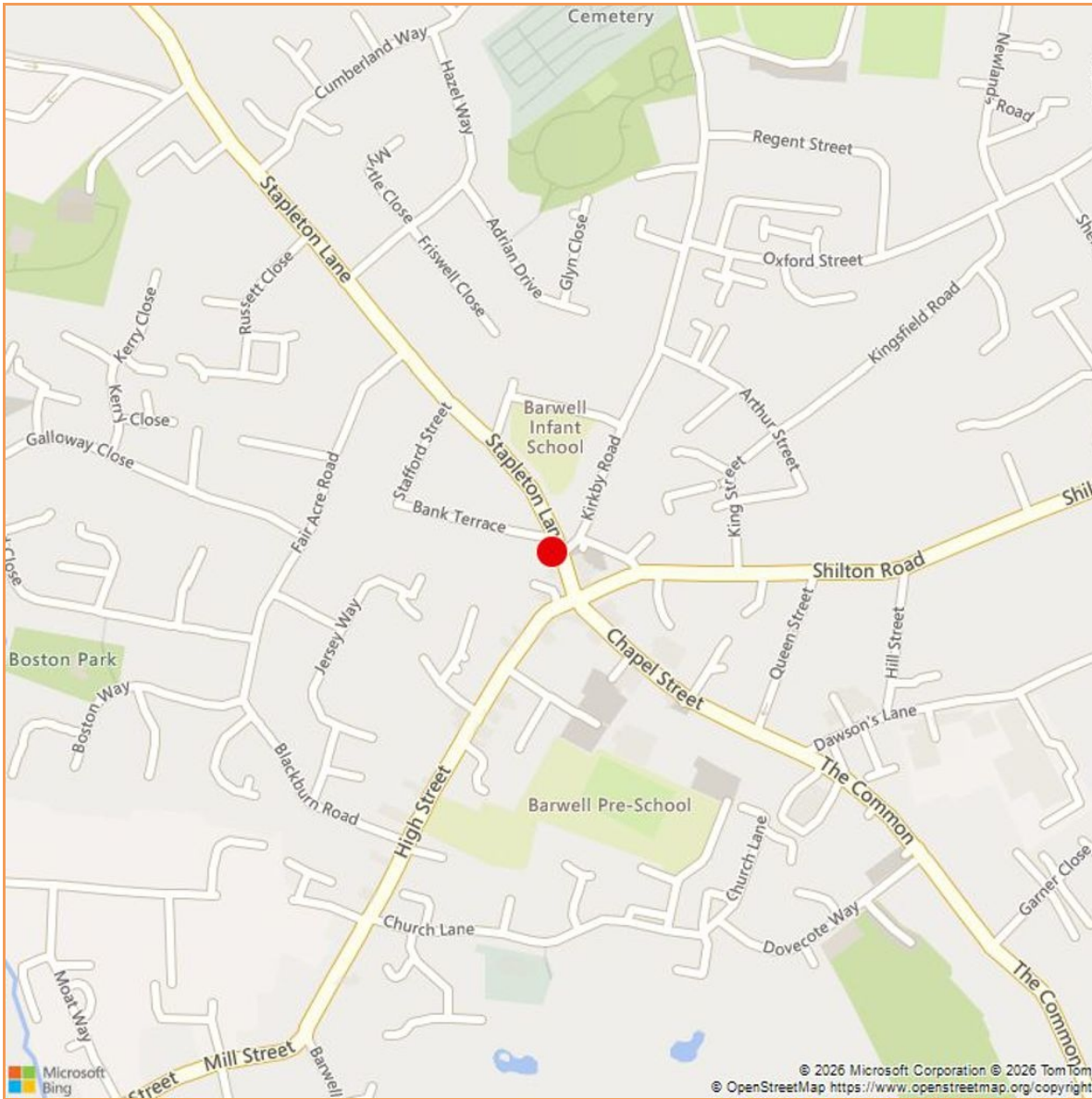
NOTE RE: PLANS

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.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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