

wards
Commercial

FOR SALE

HOT FOOD TAKEAWAY PREMISES

101 New Street,
Earl Shilton, LE9 7FT

One bed flat to first floor

❊

Including well established business, equipment and fixtures & fittings

❊

Gas fired central heating

❊

Off road car parking/yard area to rear

❊

NIA - 1,213 sq ft (113 sq m)

LOCATION

The property is located on New Street in Earl Shilton at the corner with Byron Street. New Street links Hinckley Road and Station Road which both lead to the A47 Leicester Road. The surrounding area is predominantly residential in use, save for some small factory units directly opposite.

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 Barwell.

DESCRIPTION

The property comprises an end terrace hot food takeaway with interconnected one bedroom apartment to the first floor.

Internally, to the ground floor the property comprises a servery, with ancillary kitchen, store and staff areas along with a WC. The first floor comprises a kitchen, lounge, bedroom and bathroom. The property benefits from UPVC double glazing and gas fired central heating.

Externally, there is a parking area/yard to the rear accessed by timber double gates (from Byron Street) and surfaced with block paving, along with a single garage.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Servery	227	21.09
Ground	Staff Room	213	19.79
Ground	Kitchen Areas	365	33.91
Ground	Store	108	10.03
Ground	Lean To	93	8.64
Ground	Garage	207	19.23
NIA Total		1,213 Sq Ft	112.69 Sq M

SERVICES

We understand that mains electricity, water and drainage are connected to the property which benefits from gas fired central heating.

BUSINESS RATES

As a result of internet enquiry only, we understand that the entries in the Rating List of the Hinckley & Bosworth Borough Council are:

Rateable Value: £2,150
Council Tax Band A

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the property is available, subject to vacant possession, at an asking price of £350,000, to include the trading business, equipment and fixtures and fittings. Trading accounts are available following a viewing for any seriously interested parties.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(80)

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

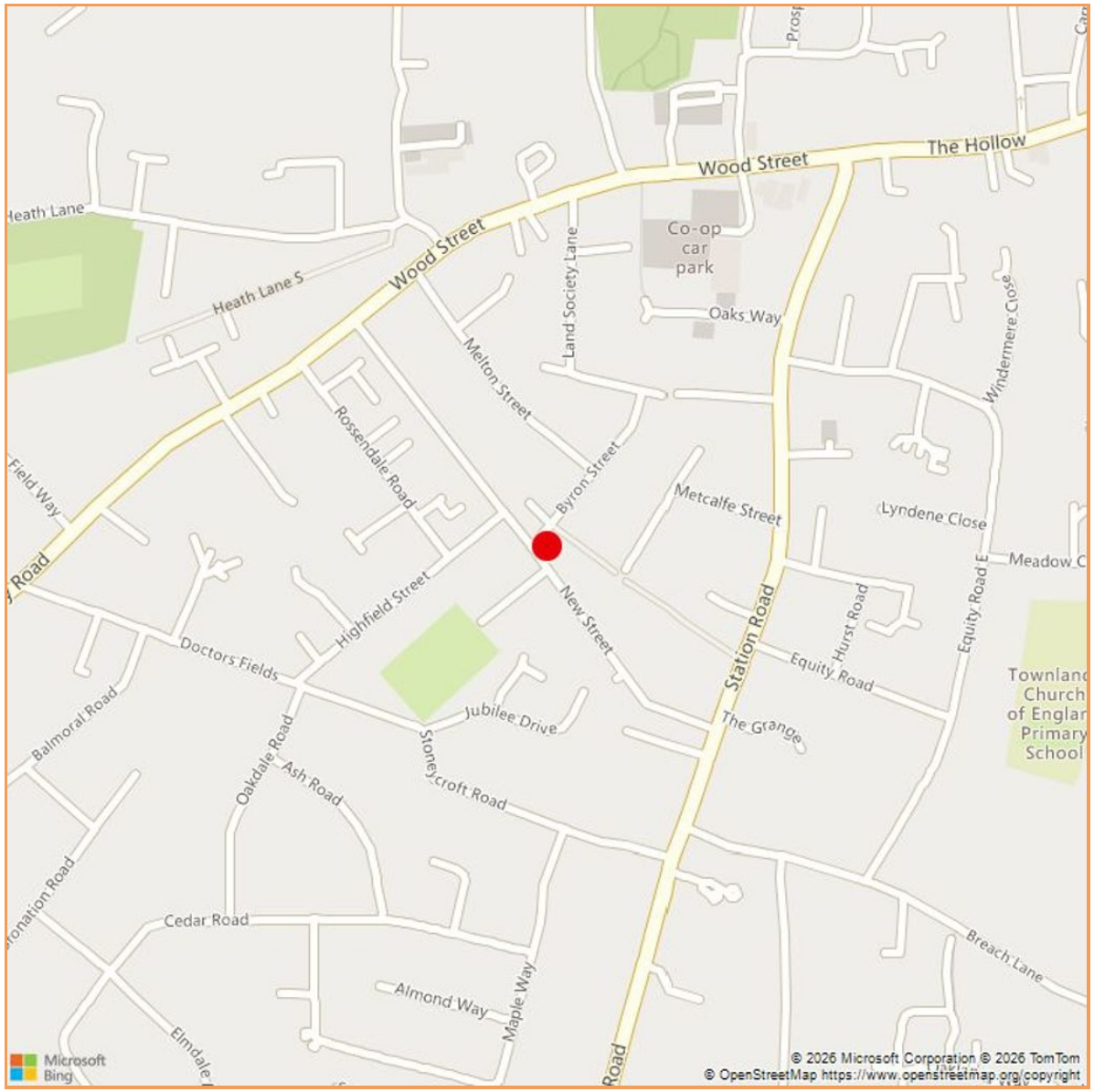
Please note that any plans contained within these particulars are for identification purposes only.

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.


Pisces







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