



FOR SALE

CHARACTER MIXED USE PROPERTY

10-12 Main Street,
Market Bosworth, CV13 0JW

Situated in the highly sought after
Market Bosworth



Comprising two retail units, one leased
and one to be sold with vacant
possession



Two flats, one 2 bed and one 3 bed, to
the upper floors



Estimated rental value of £51,000 per
annum



Commercial NIA - 1,069 sq ft (100 sq m)



LOCATION

The subject property is located in a prominent position at the corner of Park Street and Main Street in the heart of the centre of Market Bosworth. There is on street car parking available on Park Street and further parking in the Market Square opposite from the property.

Market Bosworth is a historic town of considerable charm and character situated 13 miles to the west of Leicester and 7 miles north west of Hinckley lying at the heart of an area of particularly attractive countryside. The town, which is synonymous with the Battle of Bosworth, is traversed east to west by the B585 which crosses the A447 Hinckley to Coalville road approximately 1 mile to the east. Market Bosworth is an important rural service centre as well as being a tourist centre and a popular residential location.

DESCRIPTION

A mixed use commercial and residential investment opportunity in the heart of Market Bosworth town centre, comprising two shops with two flats above.

10 Main Street is let to Halo News Ltd and trading as Mercury News Shop. The property is arranged over two floors with a ground floor retail area and first floor store/office and WC.

12 Main Street is owner occupied and traded as Bosworth Antiques. It comprises two sales areas with ancillary kitchen and WC facilities.

2 Park Street is a 2 bedroom flat and 4 Park Street is a 3 bedroom flat, both accessed from a courtyard to the rear of the property in turn accessed from Park Street.

ACCOMMODATION

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

		SQ FT	SQ M
10 Main Street	Retail	459	42.64
12 Main Street	Retail	610	56.67
2 Park Street	Flat	2	Bed
4 Park Street	Flat	3	Bed
NIA Total		1,069 Sq Ft	99.31 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating to the units is by way of 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:

10 Main Street - £8,000
12 Main Street - £5,000
2 Park Street - Band B
4 Park Street - Band B

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to the occupational agreements in place and detailed below, at an asking price of £750,000.

10 Main Street - 15 year lease to Halo News Limited from 17 December 2018 at an initial rental of £10,500 per annum. Rent review from 1 July 2025 proposed at £13,889.71 per annum
12 Main Street - Vacant.
2 Park Street - Vacant. Estimated rental value of £800 pcm.
4 Park Street - Let on an AST at £640 pcm.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

10 Main Street - C(73)
12 Main Street - to be supplied
2 Park Street - E(45)
4 Park Street - to be supplied

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

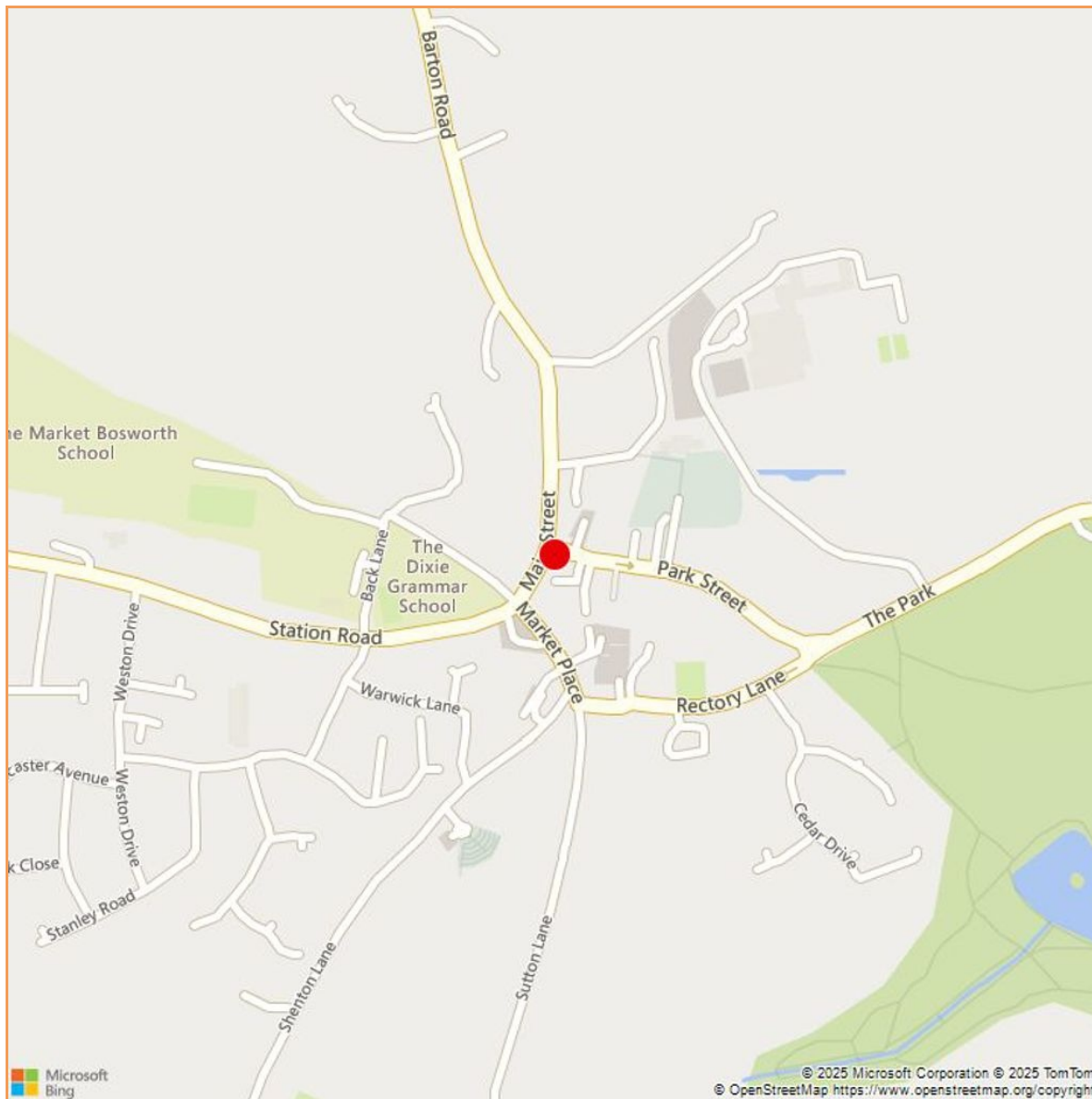
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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