



FOR SALE

LONG INCOME RETAIL INVESTMENT

52 Wood Street,
Earl Shilton, LE9 7ND

Let to Medivet Group Ltd with an
unexpired term of 9 years



Passing rental of £9,500 per annum



Located in the popular town of Earl
Shilton



Short term car parking to the front
elevation



NIA - 845 sq ft (78.5 sq m)



LOCATION

The subject property is located fronting onto Wood Street in the town centre of the popular town of Earl Shilton. Nearby occupiers include The Lord Nelson public house, Easy Laundry laundrette, Renaissance hair salon and Mark Jarvis betting office. There is short term car parking to the front elevation.

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 subject property comprises a long income retail investment opportunity For Sale in the heart of Earl Shilton town centre, with approximately 9 years unexpired on lease in effect to Medivet Group Ltd. Medivet are not currently in occupation and there is a sublease in place to Luxury Nails 209 Ltd.

The property comprises the ground floor only and is currently in use as a nail salon. The accommodation comprises an open plan salon area with ancillary kitchen/store and WC facilities. To the rear is a yard area.

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	Salon Areas	685	63.64
Ground	Store	160	14.86
NIA Total		845 Sq Ft	78.5 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

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: £6,800

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available at an asking price of £120,000 subject to the lease in effect, being a full repairing and insuring lease, at a passing rental of £9,500 per annum exclusive, for a term of 15 years from 1 August 2019. Rent reviews are every 5 years. The tenant is Medivet Group Limited who are not currently in occupation, with a sublease being in place to Luxury Nails 209 Ltd who are trading from the property as a nail salon. The asking price reflects an attractive Net Initial Yield of 8%.

We are advised the first floor flat has been sold off long leasehold for a term of 999 years from 1 June 2022 with no ground rent payable.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(117)

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

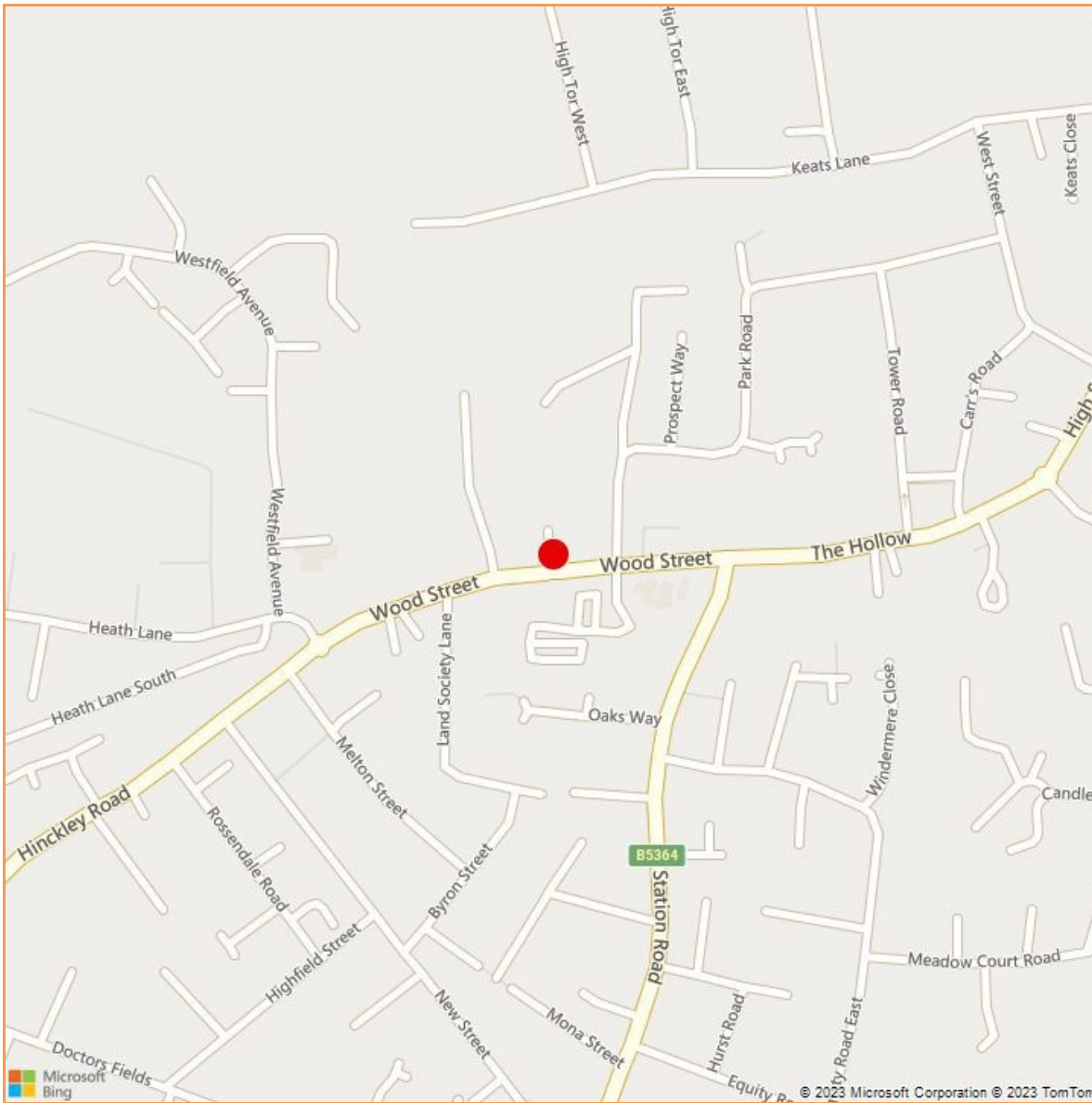
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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