



20, HIGH STREET, LOUGHBOROUGH, LE12 8PY

This property provides an excellent investment opportunity in the centre of the popular village of Barrow upon Soar. It comprises a detached, two storey building with a beauty salon and a small hairdressing salon at ground floor and a self-contained, three-bedroom flat above. The larger unit and the flat are let at £17,000 per annum and the hair salon at £6,415 per annum. The premises have been recently refurbished and have the benefit of a garage and parking areas to the rear.

£315,000

Call 0116 242 9933 for further information

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## SITUATION

The property is situated on the east side of High Street in the centre of the village of Barrow upon Soar. The village, which has a population of around 5,000 people, has a Midland Mainline railway station and sits alongside the A6 between Loughborough and Leicester.



## DESCRIPTION

The building comprises a two-storey, detached, fully-let mixed commercial and residential investment property currently occupied as a hairdressing salon, a beauty salon and a self-contained 3-bedroom flat.

A driveway to the side gives access to a rear parking area and a large, detached garage.

Various improvements have been carried out over the last two years including internal refurbishment of the larger shop unit and the flat and replacement upvc double glazing.

## ACCOMMODATION

The ground floor commercial element has the following total net internal floor areas:

20a High Street 13.5 sq. m. (145 sq. ft.)

20 High Street 75.5 sq. m. (813 sq. ft.)

The flat comprises a large lounge, kitchen, 3 bedrooms and a bathroom.



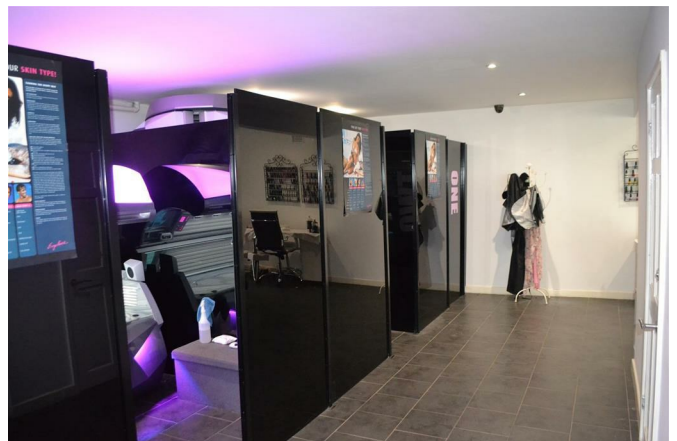
## TITLE

Freehold

## LEASES

The beauty salon and first floor flat are let to Lisa Brant for a term ending on 30th September 2021 on an internal repairing and insuring basis at a current rent of £17,000 per annum. The rent is due for review on 1st November, 2019.

The hairdressing salon, 20a, is let to Sally Marie Phipps for 5 years from 21st November, 2014, at a current rent of £6,415 per annum and also on internal repairing and insuring terms.



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**PRICE**

£315,000

**SERVICES**

The property is connected to main electricity, gas, water and drainage services and the accommodation is heated partly by central heating radiators from a gas-fired boiler and partly by independent electric heaters.

**PLANNING**

Each part of the property has the appropriate permission for their present uses.

**BUSINESS RATES**

The commercial parts have the following Rateable Values:

20 High Street £7,100

20a High Street £2,650

Under the current regulations, neither occupier pays Business Rates.

**COUNCIL TAX**

The flat is valued within Band C for Council Tax purposes.

**ENERGY PERFORMANCE CERTIFICATES**

20 Main Salon Awaited

20a Hair Salon Rating D (78)

Rating E (51)

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## LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of the transaction.



## STAMP DUTY LAND TAX

Potential purchasers are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

## VALUE ADDED TAX

No VAT is payable in respect of the purchase.



## POSSESSION

Possession will be granted on completion of legal formalities.

## VIEWINGS

Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address [kevin.skipworth@andrewgranger.co.uk](mailto:kevin.skipworth@andrewgranger.co.uk)



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## LOCATION



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**Call 0116 242 9938**



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