



FOR SALE / TO LET

Retail Unit & self-contained 1st floor flat

116.51 m² (1,254 ft²)

1-2 The Parade
Anson Road
Shepshed
LE12 9QS

**MATHER
JAMIE**
01509 233433

LOCATION

The subject property is located within Shepshed which is a small town with good access to both Nottingham to the north and Leicester to the south via the M1 motorway. The property is directly opposite the Co-Op in an established residential area. The property's location is shown on the plan within these particulars.

DESCRIPTION

The property comprises of a ground floor retail unit, ancillary stores and WC to the rear. The property has potential to be split into two separate retail units and benefits from electric and water supply, ceiling mounted lighting and security roller shutter. Above the shop there is a self-contained two-bedroom flat with kitchen, living room, bathroom and storage.

The site also includes parking for approximately 8 cars with a total site area of 1,607 ft².

ACCOMMODATION

Ground Floor

Retail Area	94.47 m ²	(1,017 ft ²)
Store	22.04 m ²	(237 ft ²)
WC		

First Floor

Flat

MATHER JAMIE

Chartered Surveyors

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.

TENURE

The retail shop(s) are available on new leases for terms to be agreed or alternatively the freehold is available with vacant possession.

PRICE

£225,000 (two hundred and twenty five thousand pounds).

RENT

Ground floor shop as a whole is available at **£9,000 (nine thousand pounds)** per annum exclusive.

Alternatively the shop could be split into 2 units. Each shop unit to be let at **£5,000 (five thousand pounds)** per annum exclusive.

BUSINESS RATES

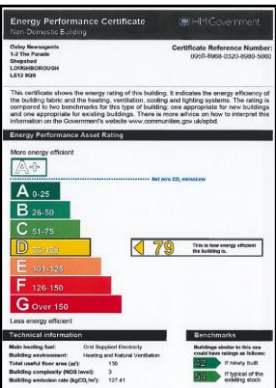
Local Authority: Charnwood Borough Council

Period: 2018/2019

Rateable Value: £9,300

COUNCIL TAX

Band A



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

The position regarding VAT is to be confirmed.

PLANNING

We understand the premises have authorised planning consent under Class A1 of the Town and Country Planning (Use Classes) Order 1987.

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