



ASFORDBY

9 BRADGATE LANE, LEICESTERSHIRE, LE14 3YE

Offers around:
£110,000

Freehold ground floor retail premises of approximately 737 sq ft located in an established parade of shops in the centre of the popular village of Asfordby standing alongside independent traders, the Post Office, Boots Pharmacy and the Co-Op convenience store anchoring the end corner of the terrace.

The property has the benefit of free parking in the adjoining car park and across the road for both shop keepers and customers.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Freehold Retail Premises

ACCOMMODATION

The property consists of a well proportioned ground floor shop standing in a terraced row of purpose built flats and shops constructed circa 1975 of brick under pitched and flat felted roofs.

As well as serving its own residents of around 1,500 homes the village provides a central convenience to Asfordby Hill and Asfordby Valley offering a mix of local shops and takeaways, two Pubs and an Indian Restaurant. These villages have a combined population of circa 3,200. Asfordby village centre is located 2.8 miles from Melton Mowbray, 1.5 miles from the A607 to Leicester and 4.6 miles from the A46.

The property has been occupied for many years as a showroom combined with the adjoining shop and would suit a variety of A1 retail uses or A2 professional services under permitted development, subject to prior approval.

Note: The property includes the freehold reversion of No.21 Bradgate Lane being the flat above which is let on a 999 year lease from 2005.

Net Internal Area: 737.8 sq ft (68.6 sq m)

Shop Width: 16.7 ft (5.09 m)

Built Width: 18.1 ft (5.52m)

Front Sales Area: 620 sq ft (57.6 sq m)

Having a full height Upvc double glazed shop front and door with over-door electric heater. Fitted with suspended ceiling having recessed LED lighting and high quality porcelain tiles fitted to the majority of the floor - excluding area of about 6ft up to the shop front once the vendor's fittings are removed.

Office: 117.8 sq ft (10.94 sq m)

Fitted with porcelain floor tiles and suspended ceiling with fluorescent and LED lighting. Window to rear.

W.C./Store: 31.5 sq ft (2.93 sq m)

Fitted with porcelain tiled floor and electric water heater over basin. Window to rear

Rear Fire Escape: Opening onto rear yard giving access from parking area for loading and unloading.

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

Tel: 01664 410166

www.shoulers.co.uk

commercial@shoulers.co.uk

GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold with vacant possession upon completion of ground floor shop (No.9) subject to the leasehold of the flat above (No.21).

VAT: We understand that VAT is not currently payable on the rent.

SERVICES: Mains electricity, water and drainage are connected. The service installations have not been tested by the agents. Prospective purchasers should make their own enquiries.

RATEABLE VALUE: Estimated RV on separation £6,300. Currently assessed together with No.11 at £12,750.

EPC: This building has an Energy Performance Asset Rating Band B. Ref: 0050-7980-0312-5560-1040.

The full EPC available on request and downloadable from:

<https://www.ndepcregister.com/>

