

INVESTMENT RETAIL PREMISES FOR SALE

54 Swan Street, Sileby, Loughborough, Leicestershire, LE12 7NW



3,646 Sq Ft (338.71 Sq M)

£275,000 for the Freehold

- ▶ Prominent retail investment
- ▶ Potential re-gear opportunity
- ▶ Located in the heart of Sileby
- ▶ Let to Boots Plc

LOCATION

The property is located on Swan Street, which is a mixed use area of residential and commercial uses, including retail and offices.

Sileby is an outlying village, between Loughborough and Leicester, located just off the A6 trunk road.

The village supports various retail outlets, including Tesco Express, together with a number of small independent retail outlets and public houses. Sileby also benefits from a railway station on the Ivanhoe line, with hourly trains between Leicester and Loughborough.

DESCRIPTION

The property comprises of a detached 2 storey building of solid brick construction under a pitched corrugated sheet asbestos roof.

The ground floor accommodation is accessed via an entrance door off Swan Street. The property benefits from a conventional retail display frontage with large glazed windows.

Internally, the ground floor accommodation is fitted out as a pharmacy, with a front sales area, dispensary and rear stores, and benefits from suspended ceiling with inset lighting and air conditioning in part.

The first floor is currently used for storage and is accessed via an internal staircase.

EPC

The property has an Energy Rating of D.
The EPC will be valid until 09 July 2033

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value: £9,900

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

It is understood that all mains services are connected, including electricity, water and mains drainage system.

TENURE

The property is available by way of freehold, subject to the current Lease to Boots Plc. The tenant is currently holding over at a passing rent of £12,500 per annum.

PRICE

£275,000 for the Freehold. It is understood that VAT is payable in respect of the transaction.

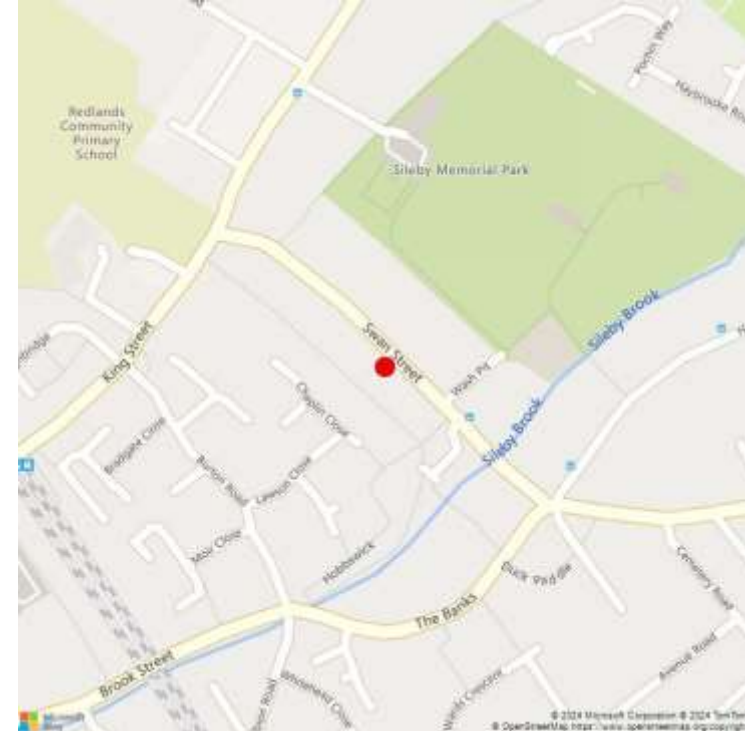
PLANNING

We understand that the property has an established use for retail activity, conforming to Use Class E (commercial, business and services) of the Town & Country Planning (Use Classes) Order 1987 (as amended) England (Regulation 2020).

The property may be suitable for alternative uses, subject to appropriate planning consent, but we advise applicants to make their own enquiries with the Local Planning Authority.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



VIEWING

Please get in touch to arrange a viewing.



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Will Shattock

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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.