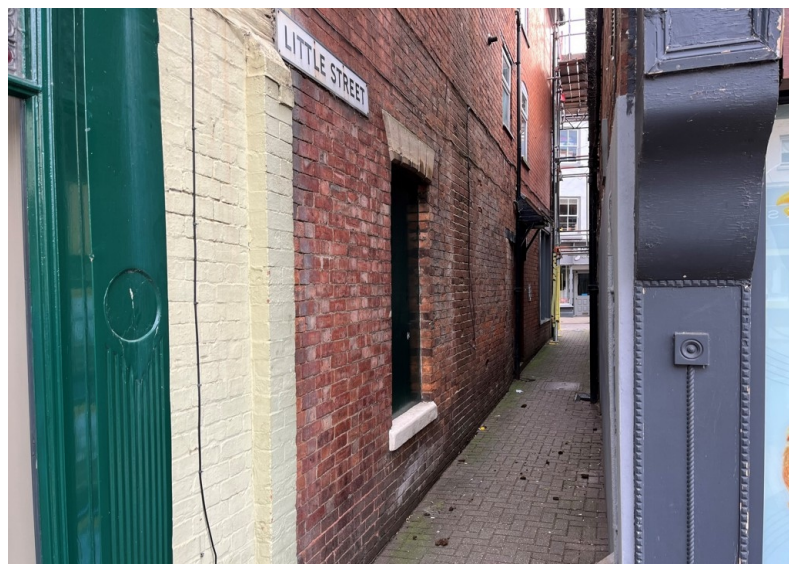


# MIXED USE INVESTEMENT FOR SALE

63 High Street, Market Harborough, LE16 7AF



Offers in excess of £550,000

- ▶ Fully let mixed use investment
- ▶ Rental income: £43,200
- ▶ 1 x retail unit and 2 x residential apartments
- ▶ £550,000 reflects a 7.5% net initial yield (assuming Purchaser's costs of 4.75%)

## LOCATION

Market Harborough is a popular affluent town in the Harborough district of Leicestershire. The property occupies a prominent position on High Street and is a short 10 minute walk from the station.

There is a strong retail offering in the town with nearby occupiers including The White Company, Jigsaw, WHSmith, Joules, Zizzi and a number of local independents.

## DESCRIPTION

A mixed use investment comprising a ground floor retail unit and 2no. residential apartments.

The ground floor retail space is currently operated as an estate agents office by Henderson & Connellan and provides an open plan sales area, which has been subject to a high quality fit-out, with ancillary office and w/c accommodation to the rear.

The first & second floor residential apartments are self-contained and can be accessed by way of a private entrance via Little Street. Each apartment comprises 1xbedroom, living room, kitchen, bathroom and w/c.

## TENANCIES

Address	Tenant	Rent p.a.	Lease Terms
63 High Street	Henderson Connellan Market Harborough Limited	£30,000	10 years from and including 09/09/2016
Flat	Tenant	Rent p.a.	Tenancy
1 <sup>st</sup> Floor Flat, 63 High Street	Private individual	£6,600	Tenant holding over on 6 month AST
2 <sup>nd</sup> Floor Flat, 63 High Street	Private individual	£6,600	Tenant holding over on 6 month AST

Landlord and Tenant have agreed terms based on a 10 year lease extension with break option and rent review on 5th anniversary.

Copies of the tenancy agreements can be obtained from the Agents.

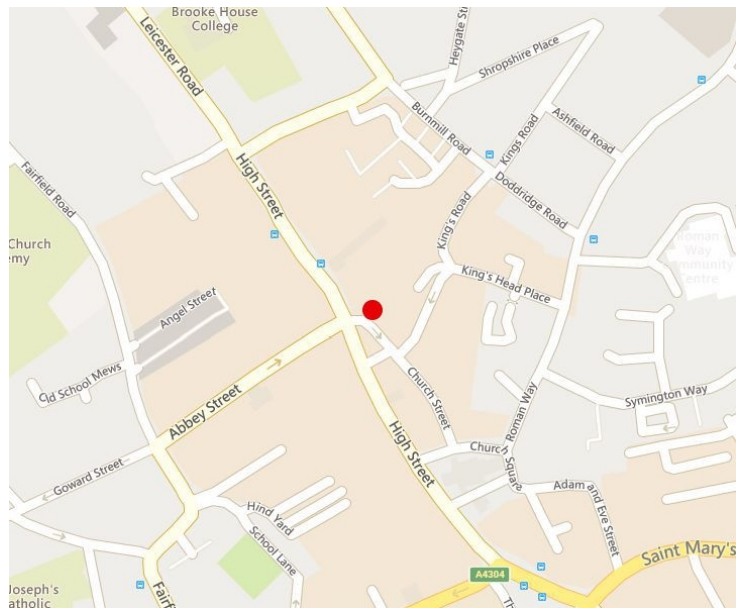
## EPC

The Property has the following Energy Ratings:

63 High Street (GF) - Energy Rating D

63 High Street (FF) - Energy Rating D

63 High Street (2F) - Energy Rating E



## PRICE

Offers in excess of £550,000, which reflects a net initial yield of 7.5% allowing for assumed purchaser's costs of 4.79%.

## VAT

The position in respect of VAT is to be confirmed, however it is anticipated that the sale will be treated as a TOGC.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

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0116 254 0382



**Reg Pollock**

rp@appleicester.co.uk

0116 254 0382

### 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.