



## FOR SALE

FUNERAL DIRECTORS WITH  
RESIDENTIAL ACCOMMODATION

8 Green Road,  
Broughton Astley, LE9 6RA

Located in the heart of the village of  
Broughton Astley



Arranged as a Funeral Directors but  
suitable for other uses (STPP)



Comprising a variety of reception  
areas, offices and cold store



Two bedroom residential  
accommodation to the first floor



Commercial NIA - 668 sq ft (62.1 sq m)



## LOCATION

The subject property is located on Green Road in the centre of the village of Broughton Astley, which benefits from a good range of local amenities. There is on street car parking to the front elevation and a large free car park in the village centre.

Broughton Astley is a large village located approximately 6 miles east of the market town of Hinckley, 9 miles south west of Leicester and 14 miles north east of Coventry. Broughton Astley has seen significant investment in recent years, with the construction of various housing schemes, a new leisure centre and an ALDI superstore. The village benefits from excellent road access with Junction 2 of the M69 Motorway and the A5 at High Cross, both located approximately 4 miles distant, and the M1 Junction 20 at Lutterworth, being located some 5 miles away.

## DESCRIPTION

The subject property comprises a Funeral Directors with two bedroom residential accommodation above.

The ground floor commercial element comprises a variety of reception areas, along with offices, kitchenette and a cold store. Additionally, there is a courtyard and external WC.

The first floor residential accommodation has two bedrooms and briefly comprises: Sitting Room, Bedroom with Ensuite Bathroom, Shower Room, Kitchen, Lounge and Master Bedroom.

## ACCOMMODATION

In more detail, the commercial accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Reception Office	127	11.8
Ground	Waiting Area	121	11.24
Ground	Waiting & Kitchen	129	11.98
Ground	Viewing Room	59	5.48
Ground	Viewing Room	56	5.2
Ground	Lobby	15	1.39
Ground	Cold Store	71	6.6
Ground	Office	91	8.45
<b>NIA Total</b>		<b>668 Sq Ft</b>	<b>62.06 Sq M</b>

## SERVICES

We understand mains electricity, water and drainage are available to the property.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value and Council Tax Band for the subject property appearing in the Rating List of the Harborough District Council are:

Rateable Value: £3,100  
Council Tax Band: A

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The freehold interest in the subject property is available at a guide price of £250,000, subject to vacant possession.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(80)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

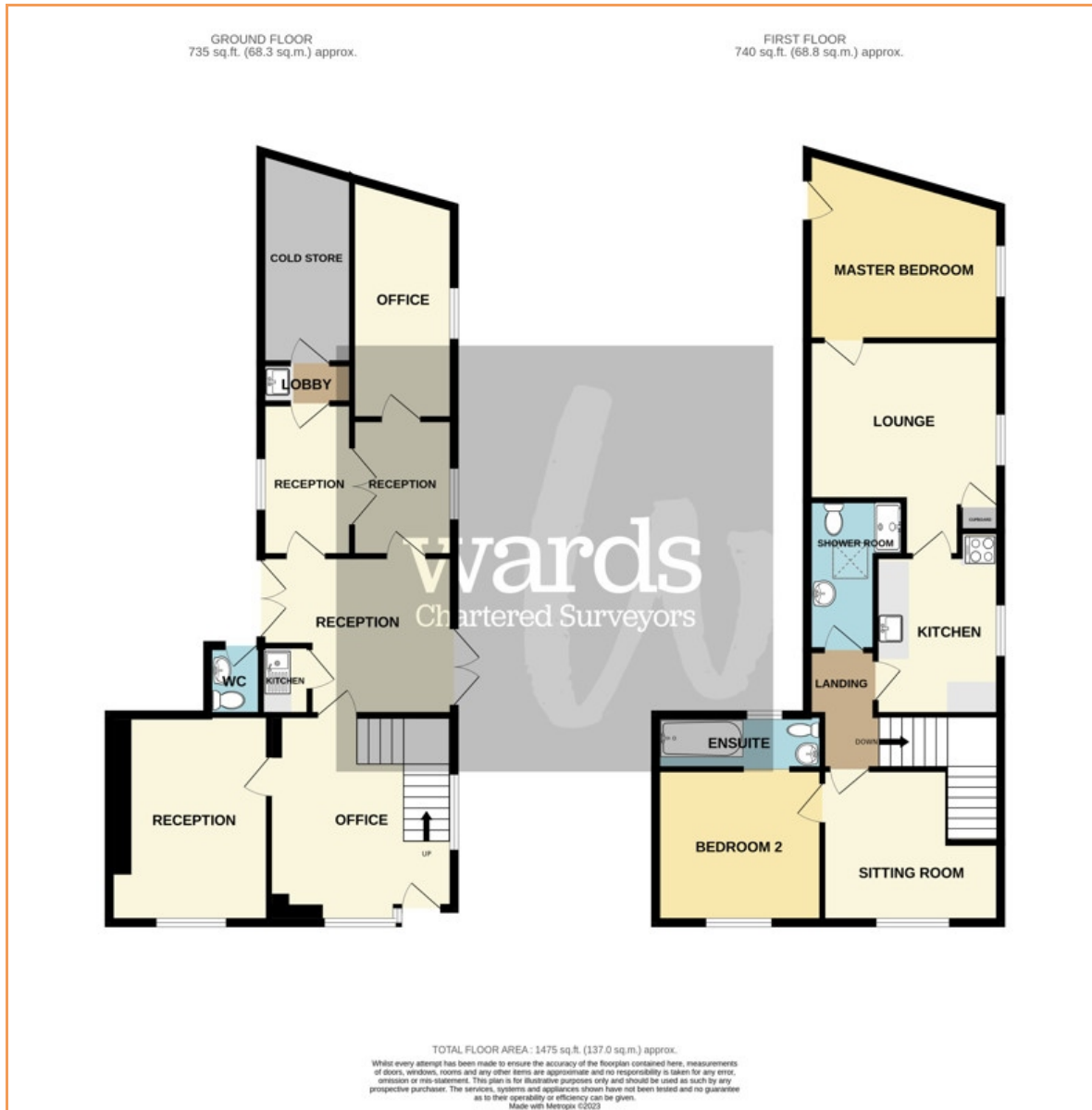
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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