



FOR SALE

PUBLIC HOUSE

3 Chapel Street, Barwell, LE9 8DE

Ground and first floor public areas

**

Managers flat to the second floor

**

Beer garden to rear

**

Recently refurbished

**

GIA - 2,594 sq ft (241.0 sq m)



LOCATION

The property is located in the village centre of Barwell occupying a prominent main road position on the corner of Chapel Street. Chapel Street itself allows easy access to the A47 and A447 main roads, and there is short term car parking in front of the property, together with longer term car parking close by. Nearby occupiers include the Co-Op, Blacksmith pub and a florist.

Barwell is a village lying approximately 2¾ miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to junction 21 of the M1 at Leicester.

DESCRIPTION

The property comprises a brick built public/house wine bar, with one bedroom manager's accommodation, arranged over three floors surmounted by a pitched tile roof.

Internally at ground floor there are bar and seating areas, entertainment area, commercial kitchen and WC facilities. A cellar can also be found at ground floor level to the rear of the bar. At first floor a further bar area/function room and seating can be found. Accessed from the first floor is a staircase leading to the second floor living accommodation comprising, lounge, double bedroom, bathroom and kitchen.

External seating can be found to the front of the property whilst a decked beer garden with toilets is located to the rear.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Public Bar	1,168	108.51
First	Bar/Function Room	808	75.06
Second	Managers Accommodation	618	57.41
		2,594 Sq	240.98 Sq
		Ft	M

SERVICES

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

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £12,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The freehold interest in the subject property is available, subject to vacant possession, at an asking price of £330,000.

The property is freehold for the exception of one small element of the demise leased from National Grid at an annual rental of £540 per annum exclusive. Further details of this can be obtained from our office.

LEGAL COSTS

Each party to bear their own legal costs

ENERGY PERFORMANCE CERTIFICATE

EPC - C(53)

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

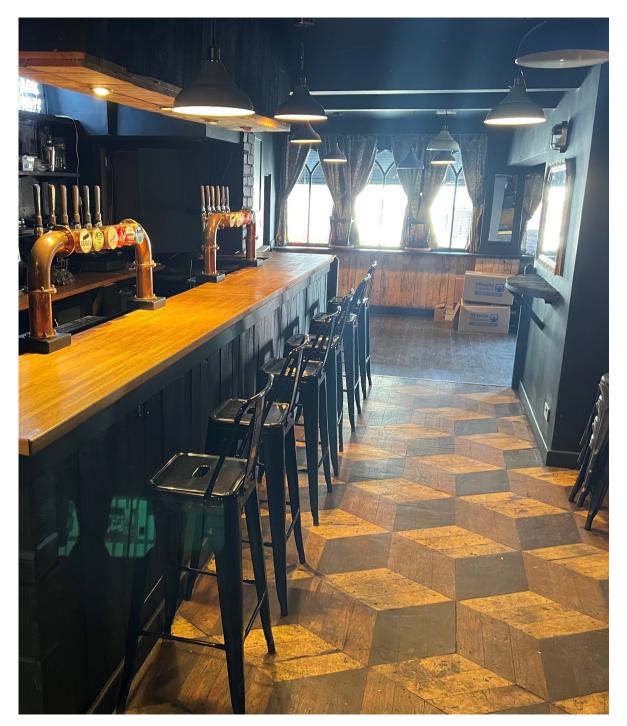
NOTE RE: MEASUREMENTS

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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20 Station Road Hinckley Leicestershire LE10 1AW

01455 251771 info@wardsonline.co.uk

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