



FOR SALE / TO LET
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 Ft	240.98 Sq 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

Letting - The property is available by way of assignment of a full repairing and insuring lease, at a passing rental of £24,000 per annum exclusive, for a term of years ending on 31 March 2029. Rent reviews 1 April 2022, 1 April 2024 and 1 April 2028. Alternatively, a sublease outside of the security of tenure provisions of the Landlord and Tenant Act 1954 may be available or a lease of longer duration may be available directly from the Landlord.

Sale - The freehold interest in the subject property is available, subject to vacant possession, at an asking price of offers over £300,000. The property is freehold with the exception of one small element of the demise leased from Cadent. Further details of this can be obtained from our office.

LEGAL COSTS

Letting - As is standard, the ingoing tenant is to cover the

landlord's legal costs in respect of the lease and rent deposit deed.

Sale - 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.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

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.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a





DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.



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