



## FOR SALE

LOCK UP SHOP

2B Strutt Road,  
Burbage, LE10 2EB

Highly sought after old Burbage  
village location



UPVC double glazed shopfront



Air conditioning



On street car parking to the front



NIA - 293 sq ft (27.2 sq m)



**wards**  
Commercial

## LOCATION

The subject property is located on Strutt Road in the centre of Burbage old village. Strutt Road is located off Windsor Street, which is the main retail thoroughfare of Burbage and nearby occupiers include Windsor Dental, HUBB coffee shop, Rapid Tanning Studios and the Red Lion Public House. There is on street car parking directly to the front of the property.

Burbage is a large village (population - 14,568) lying to the south of the town of Hinckley. Burbage benefits from excellent road communications with the A5/M69 interchange to the south of the conurbation providing access to the M1, M6 and M42 thereafter. Hinckley railway station provides regular commuter services to Leicester and Birmingham New Street.

## DESCRIPTION

The subject property comprises a single storey lock up shop of rendered brickwork construction surmounted by a pitched tiled roof.

The property has most recently been used as a cafe, but is suitable for other uses (subject to planning permission). The property benefits from a UPVC double glazed shopfront, air conditioning, laminate flooring and WC facilities.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	293	27.22
<b>NIA Total</b>		<b>293 Sq Ft</b>	<b>27.22 Sq M</b>

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating and cooling are by way of an air conditioning unit.

## 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: £5,100

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 offers over £100,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

## 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

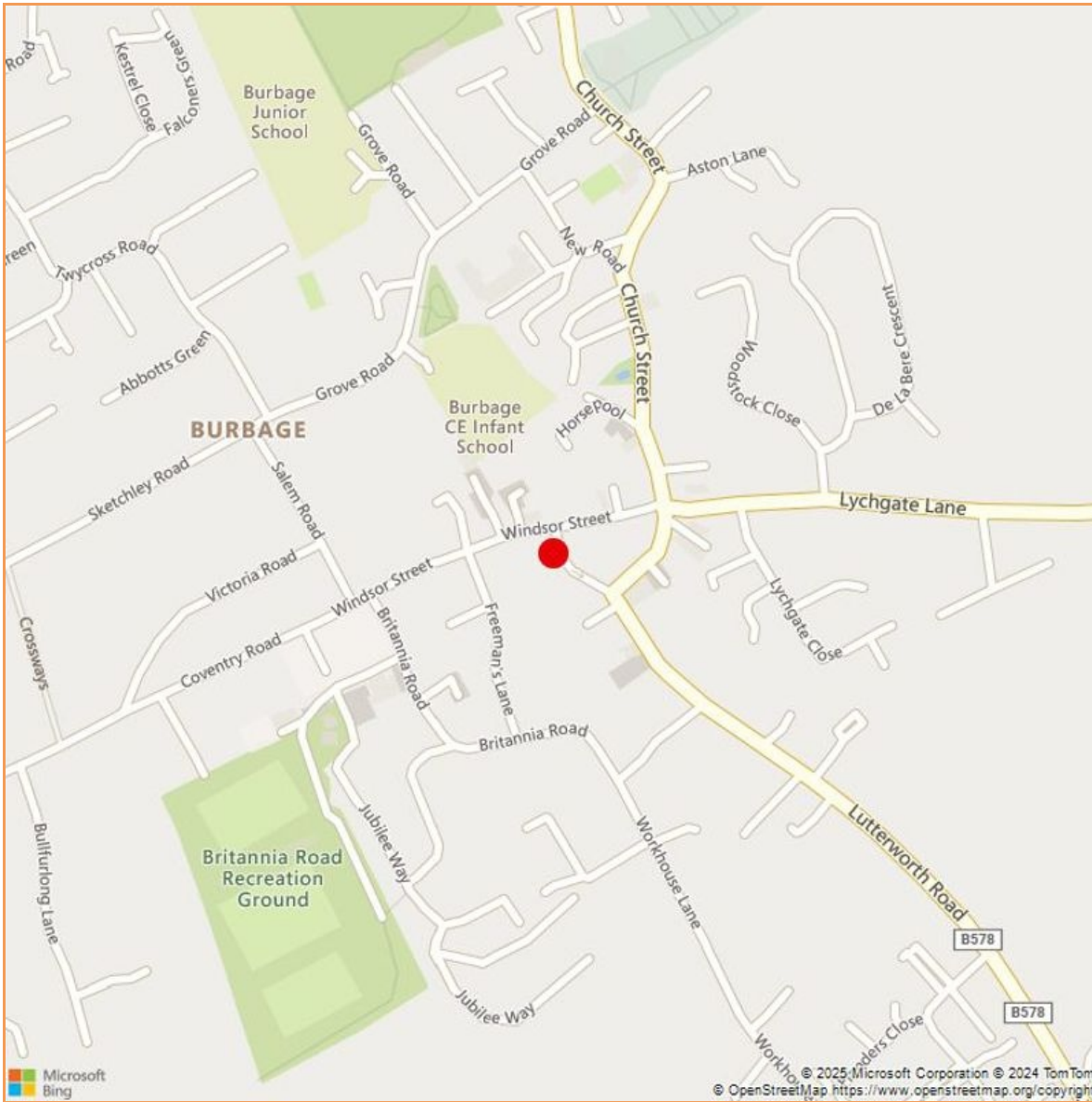
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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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