



## FOR SALE

MIXED USE INVESTMENT  
OPPORTUNITY

Michaelmas House, 4 Main Street,  
Market Bosworth, CV13 0JW

Situated in the highly sought after  
Market Bosworth



Comprising ground floor retail unit  
with 3 bed upper floor flat



Attractive rear gardens and garden  
room



Passing rent £33,600 per annum.  
Estimated rental value £36,000 per  
annum



## LOCATION

The subject property is located on Main Street in the heart of the centre of Market Bosworth. There is on street car parking available to the front elevation and further parking in the Market Square opposite from the property.

Market Bosworth is a historic town of considerable charm and character situated 13 miles to the west of Leicester and 7 miles north west of Hinckley lying at the heart of an area of particularly attractive countryside. The town, which is synonymous with the Battle of Bosworth, is traversed east to west by the B585 which crosses the A447 Hinckley to Coalville road approximately 1 mile to the east. Market Bosworth is an important rural service centre as well as being a tourist centre and a popular residential location.

## DESCRIPTION

The subject property comprises a three storey mixed use property situated in the heart of the exclusive and sought after Market Bosworth.

To the ground floor, there is an attractive retail unit with various retail areas along with ancillary stores, kitchen and WC facilities.

To the upper floors, there is a three bedroom flat with accommodation briefly comprising: Ground Floor: Entrance Hall. First Floor: Lounge, Dining Room, Kitchen and Bathroom. Second Floor: three Bedrooms, Master with Ensuite.

Externally, to the rear there is a charming enclosed garden with impressive Garden Room.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Areas	797	74.04
Ground	Kitchen	40	3.72
Ground	Stores	83	7.71
Ground	Garden Room	181	16.81
		2,508 Sq Ft	232.99 Sq M

## SERVICES

We understand all mains services are connected to the subject property. There is no fixed heating to the commercial unit and gas fired central heating serving panel radiators to the flat.

## 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 Hinckley & Bosworth Borough Council is:

Rateable Value: £11,500  
Council Tax Band: C

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The Freehold interest in the subject property is available, subject to the occupational agreements currently in place and detailed below, at an asking price of £695,000.

The ground floor retail unit is let to Michaelmas House Limited for a term of 4.5 years from 12 August 2022 (expiring on 11 February 2027) on internal repairing terms. The passing rent is £24,000 per annum from 1 January 2025.

The upper floor flat is let at £805 per calendar month by way of an Assured Shorthold Tenancy (AST) for a period of 12 months commencing on 14 December 2023.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Commercial EPC - E(120)  
Residential EPC - D(65)

## 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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