



## FOR SALE

RETAIL/RESIDENTIAL INVESTMENT  
OPPORTUNITY

26-28 Wood Street,  
Earl Shilton, LE9 7ND

Located on Wood Street in the heart of  
Earl Shilton town centre



Comprising two ground floor retail  
units with two first floor flats above



Vacant outbuilding fronting to Kings  
Row with development potential (STP)



Passing rent of £25,340 per annum

## LOCATION

The subject property is located fronting onto Wood Street in the town centre of the popular town of Earl Shilton. There is short term car parking to the front elevation. The rear of the property fronts onto the pedestrian walkway Kings Row. Wood Street comprises predominantly commercial premises whilst Kings Row is primarily residential in use.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Barwell.

## DESCRIPTION

The subject property comprises a mixed use retail/residential investment opportunity, with two ground floor retail units and a one and two bedroom flat to the first floor. To the rear of the site there is a vacant outbuilding which has previously had planning permission for a residential conversion and provides a development opportunity (STP).

26 is occupied by Shilton Fish Bar and comprises a serving area, kitchen, preparation area, WC facilities and stores.  
28 is occupied by CBT Motorcycles as a motorcycle workshop and comprises a retail area, workshop area, external workshop with WC and basement.  
26a comprises a two bedroom first floor flat.  
28a comprises a one bedroom first floor flat.

The rear outbuilding is not currently accessible and is unmeasured.

## ACCOMMODATION

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

		SQ FT	SQ M
26 Wood Street	Total NIA	1,205	111.94
28 Wood Street	Total NIA	811	75.34
26a Wood Street	Two Bedroom First Floor Flat		
28a Wood Street	One Bedroom First Floor Flat		
NIA Total		2,016 Sq Ft	187.29 Sq M

## SERVICES

We understand all mains services are available to the subject property.

## PLANNING

We are advised that the subject property previously benefitted from planning permission (Reference 16/00294/FUL) for demolition of existing buildings and erection of two dwellings (resubmission) at 9 Kings Row, Earl Shilton, Leicestershire. This permission has now expired.

## BUSINESS RATES

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

26 - Rateable Value: £6,900  
28 - Rateable Value: £4,750  
26a - Council Tax Band A  
28a - Council Tax Band A

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The subject property is available at an asking price of

£375,000, subject to the occupational agreements currently in place, which we are advised are as follows:

26 Wood St - Shilton Fish Bar - Effective FRI lease until 02/05/2039 at a passing rent of £8,000 pax  
28 Wood St - CBT Motorcycles - Holding over following the expiry (on 26/10/23) of an effective FRI lease at a passing rent of £6,000 pax  
26a Wood St - Two Bed Flat - Let on an AST at £495 pcm  
28a Wood St - One Bed Flat - Let on an AST at £450 pcm

The total passing rent is therefore in the order of £25,340 per annum.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

26 Wood St - C(58)  
28 Wood St - D(80)  
26a Wood St - E(52)  
28a Wood St - E(39)

## 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](mailto: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.

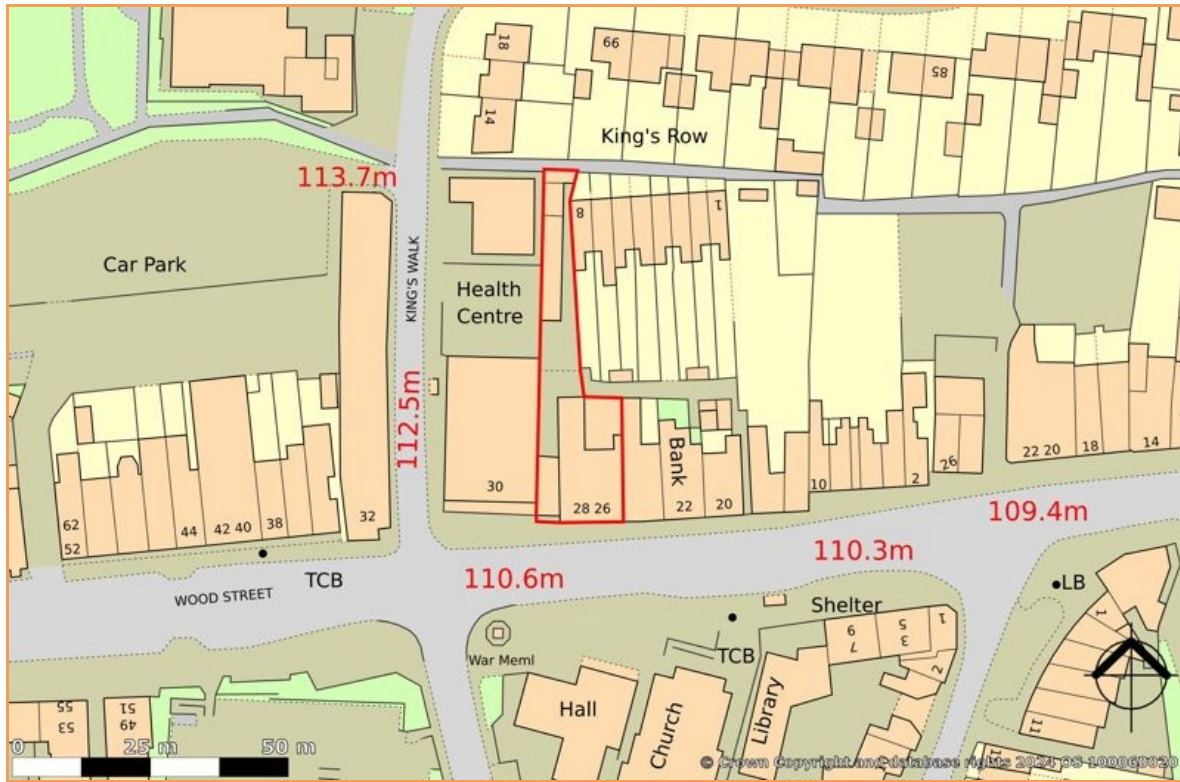
## NOTE RE: PLANS

Please note that any plans contained within these









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