



## FOR SALE / TO LET

### SHOWROOM WITH CAR PARK

4 Main Street,  
Broughton Astley, LE9 6RD

Comprising a variety of showroom  
areas, with ancillary workshop,  
kitchen and WC facilities



Large car park to the rear



Gas fired central heating



Redevelopment potential (subject to  
planning permission)



NIA - 3,679 sq ft (341.8 sq m)



## LOCATION

The subject property is located on Main Street in Broughton Astley, close to the junction with Frolesworth/Cosby Road which leads directly to the B581 Broughton Way. The property is located next door to The Bull public house and 0.25 miles from the village centre which benefits from a Co-op Foodstore and large free car park.

Broughton Astley is a large village located approximately 6 miles east of the market town of Hinckley, 9 miles south west of Leicester and 14 miles north east of Coventry. The village benefits from excellent road access with Junction 2 of the M69 Motorway and the A5 at High Cross, both located approximately 4 miles distant, and the M1 Junction 20 at Lutterworth, being located some 5 miles away.

## DESCRIPTION

The subject property comprises showroom premises, of cavity brickwork construction surmounted by a mixture of hipped and pitched tiled roofs and a flat roofing system, on a plot in the order of 0.19 acres (0.08 ha).

Internally, the property comprises a variety of showroom areas, with ancillary workshop, kitchen and WC facilities. There are large double glazed windows and double doors fronting Main Street and further pedestrian access from the rear car park. The property benefits from gas fired central heating, suspended ceilings with LED lighting and a mixture of laminate flooring and carpeting.

Externally, there is a good sized tarmacadam surfaced car park to the rear, enclosed by brick walling and timber fencing and with double wrought iron access gates, accessed from Brooklands Close.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Showroom Areas	2,483	230.67
Ground	Workshop	1,058	98.29
Ground	Store	65	6.04
Ground	Kitchen	73	6.78
NIA Total		3,679 Sq Ft	341.78 Sq M

## SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating is by way of gas fired central heating and we are advised the property benefits from three-phase electricity.

## 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 Harborough District Council is:

Rateable Value: £16,750

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

**Sale** - The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £550,000.

**Letting** - The property is available to rent, on a new full repairing and insuring lease, at a commencing rental of £30,000 per annum exclusive.

## LEGAL COSTS

**Sale** - Each party to bear their own legal costs.

**Letting** - The ingoing tenant is to cover the landlord's legal fees for the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(75)

## 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).

## 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.

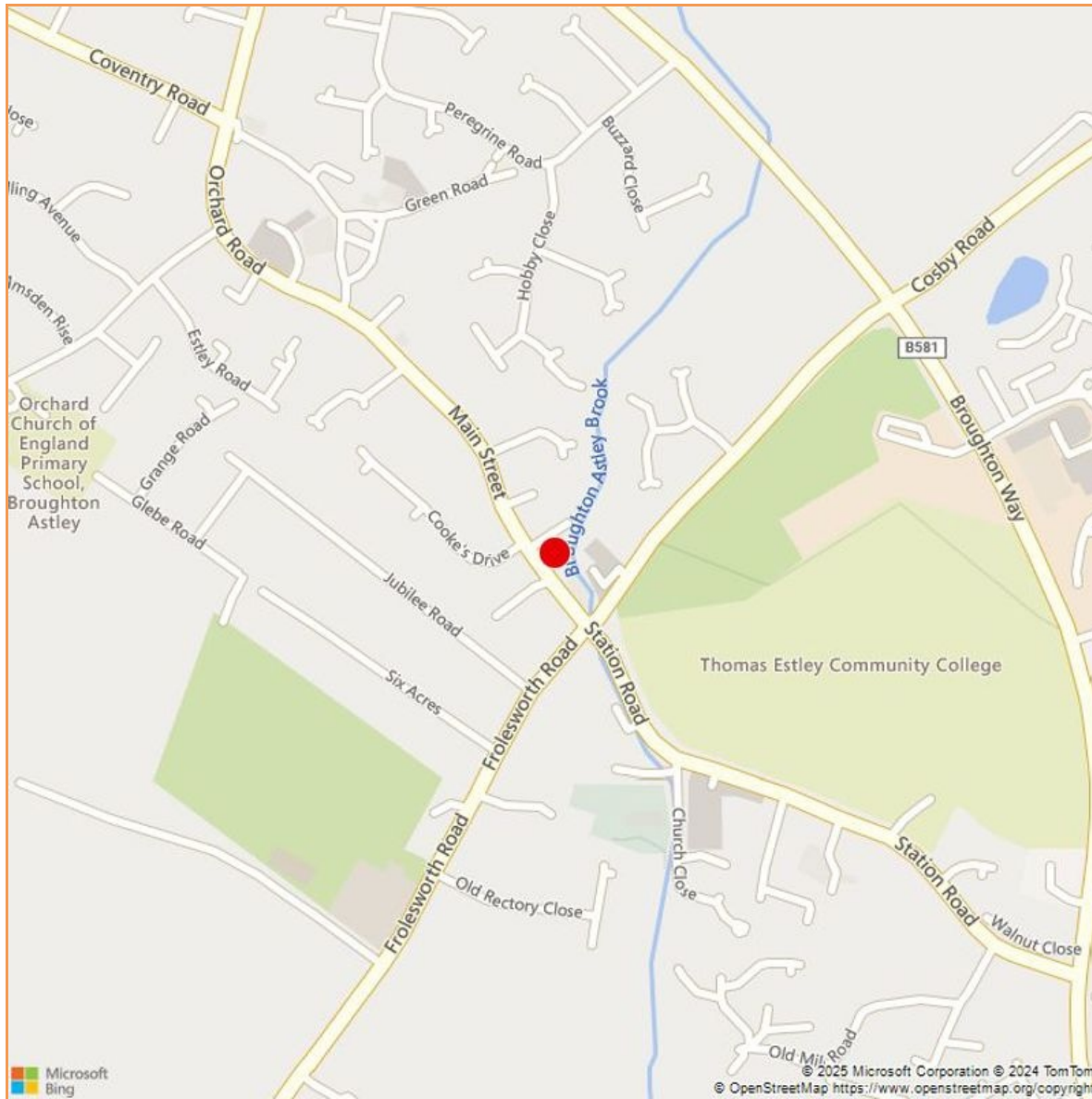
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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](http://www.rics.org)). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.









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