



FOR SALE

HOT FOOD TAKEAWAY INVESTMENT

10 Wood Street,
Earl Shilton, LE9 7ND

Long term income with 19 years
unexpired on current lease



Passing rent of £13,520 per annum
exclusive



3 yearly rent review pattern



Well established takeaway business in
Earl Shilton



NIA - 681 sq ft (63 sq m)



LOCATION

The property is located in the centre of Earl Shilton close to the intersection of Wood Street, Station Road and The Hollow. There is on street car parking to the front of property and free car parking available elsewhere in Earl Shilton.

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

INVESTMENT PROPERTY FOR SALE - BUSINESS NOT AFFECTED. The subject property comprises a hot food takeaway premises situated in the heart of Earl Shilton town centre.

Internally, the accommodation comprises the following: Ground Floor: Served, Kitchen, Preparation Area, Store and WC. First Floor: two Stores and Shower Room.

Externally, there is a rear yard area.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Served	152	14.12
Ground	Kitchen	145	13.47
Ground	Prep Area	107	9.94
Ground	Store	47	4.37
First	Stores	229	21.27
NIA Total		681 Sq Ft	63.26 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 serving panel radiators.

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: £2,600

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to the lease in effect, at an asking price of £200,000 (6.6% Net Initial Yield).

We are advised that the lease is held for a period of 21 years from 26 May 2023 (19 years unexpired approximately) at a passing rent of £13,520 per annum exclusive of VAT. The lease is full repairing and insuring with a three yearly rent review pattern on an open market basis.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(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

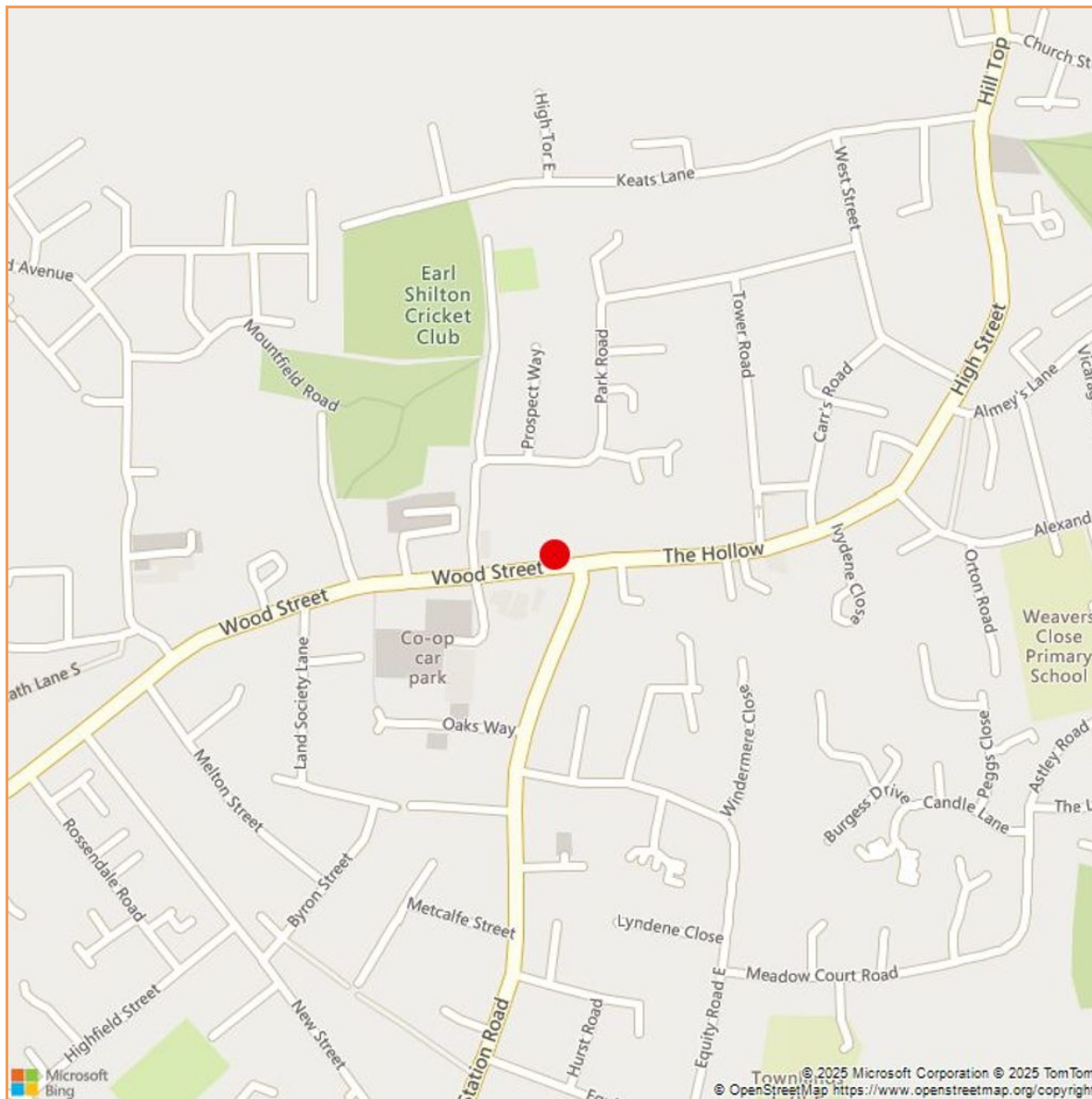
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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