



FOR SALE

FORMER SOCIAL CLUB

Stoneycroft Sports & Social Club, New Street, Earl Shilton, LE9 7FR

Comprising a variety of bars and lounges with ancillary kitchen and WC facilities



Close to Earl Shilton town centre



Suitable for a variety of uses (subject to planning)



Redevelopment potential (subject to planning)



GIA - 5,849 sq ft (543 sq m)



LOCATION

The subject property is located in Earl Shilton, close to the town centre and its wide range of amenities. The property is accessed from New Street and the surrounding area is predominantly residential in use, with the exception of the adjacent Churchill Works which is light industrial.

Earl Shilton is a town in Leicestershire, population approximately 10,000, approximately 5 miles north east of the market town of Hinckley and 10 miles west of Leicester. Earl Shilton benefits from a wide range of amenities including Co-op Foodstore, Doctor's Surgery, and Primary & Secondary schools. Earl Shilton benefits from excellent access to the regional road network, via the A47 on the fringe of the conurbation which provides access to the A5 and Leicester city centre, and M69 and M1 thereafter. There is good public transport provision with regular buses from Earl Shilton to Hinckley, Nuneaton, Leicester and Coventry.

DESCRIPTION

The subject property comprises a former social club of cavity brickwork elevations surmounted by a mixture of pitched and flat roofing systems. The approximate site area is 0.27 acres (0.11 hectares).

Internally the property offers a variety of rooms/lounges with bars and ancillary kitchen and WC facilities.

The property may have redevelopment potential (subject to planning permission).

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Main Room + Ancillary	3,562	330.91
Ground	Circulation + WC	810	75.25
Ground	Stores	197	18.3
Ground	Kitchen	167	15.51
Ground	WCs	354	32.89
Ground	Childrens Room	600	55.74
Ground	Committee Room	159	14.77
		5,849 Sq Ft	543.37 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

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: £19,250 from 1 April 2026

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 £250,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(57)

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

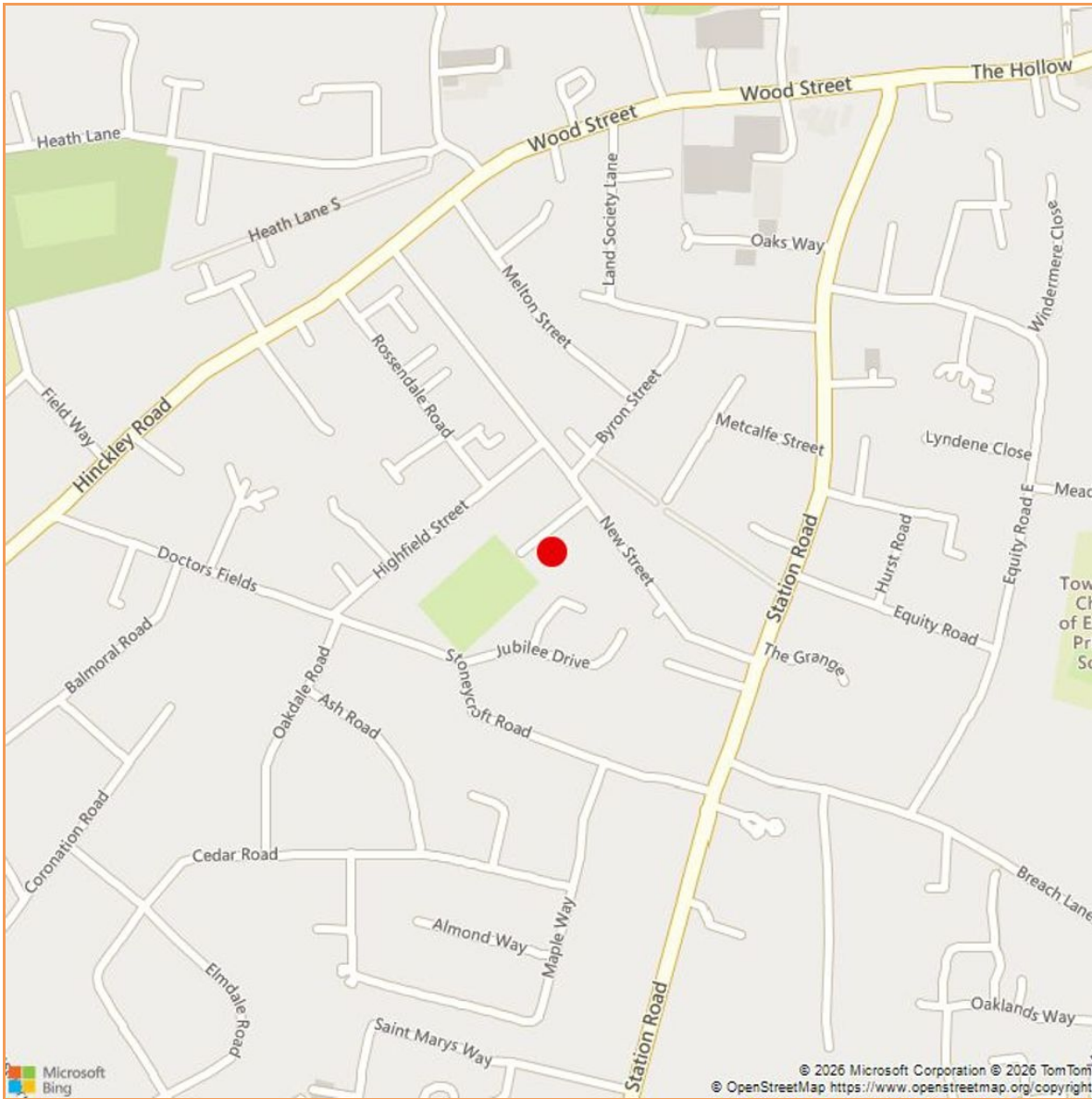
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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