



For Sale

Retail Premises

+ 10A Cherry Tree Court + Kirby Muxloe + Leicester + LE9 2LQ



699 Sq Ft

£150,000 for the Freehold



**Flexible retail
accommodation**



**Double fronted
position to local
parade**



**Large
residential
catchment**



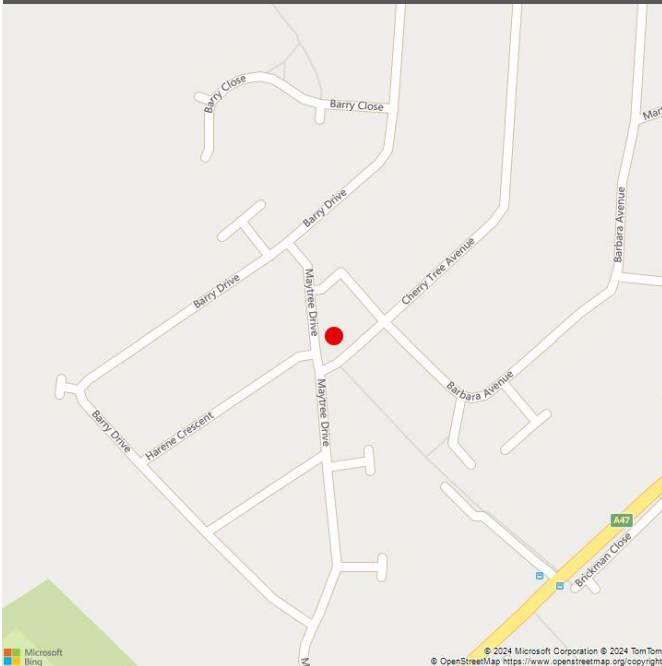
**Due to
retirement**



Location

The property occupies a prominent corner position within a local retail parade, accessed North off Hinckley Road (A47) and within the affluent area of Kirby Muxloe. The parade is immediately supported by a large residential catchment of c. 18,500 people within a 5 minute drive radius.

The Property



SAT NAV: LE9 2LQ

Description

A ground floor dual fronted retail unit formerly used as a beauty salon, comprising open retail accommodation with two treatment rooms off. To the rear, a kitchenette and WC are situated. A rear lean to structure provides additional storage.

The property is fitted with suspended ceilings throughout, with surface mounted strip lighting, gas central heating and full height timber framed glazed shop front.

Rear access is available off Cherry Tree Avenue to the South.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<u>Ground floor</u> Sales area	559	51.9
<u>Ground floor</u> Kitchenette / WCs	16	1.5
<u>Ground floor</u> Rear stores	124	11.5
TOTAL	699	64.9

Rating Assessment

Rateable Value (2023): £7,700

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £3,942.40*

*Small businesses may benefit from rates exemption.

Rates information is for guidance purposes only.

Energy Performance Certificate

A copy is available upon request.

Terms

The Freehold of the property is available with vacant possession at a price in the region of **£150,000**.

VAT

VAT is not applicable.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

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