



FOR SALE

49 HIGH STREET, MEASHAM,
SWADLINCOTE, DERBYSHIRE,
DE12 7HR

**INVESTMENT
(RETAIL)**

669.56 SqFt (62.2 SqM)

KEY FEATURES

- HIGH STREET LOCATION
- MIXED USE INVESTMENT POTENTIAL
- DEDICATED ONSITE PARKING
- TWO FULLY TENANTED FIRST FLOOR ONE-BEDROOM APARTMENTS

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LOCATION AND DESCRIPTION

49 High Street is a mixed-use investment property located in the centre of Measham, which is a large village in the northwest Leicestershire district sitting 5.5 miles from the town of Swadlincote and 3.5 miles from the town of Ashby-de-la-Zouch.

Situated on the busy, thriving high street, cornered with Navigation Street, the area offers high footfall and plenty of passing traffic. A post office resides next door with Tesco Express and many other amenities close by.

ACCOMMODATION

This end of terrace property comprises a two-storey unit, with dedicated onsite rear parking.

Internally, the ground floor retail unit is in newly developed condition, with a large frontage onto High Street. To the rear of the retail shop, there is a corridor with kitchen, WC and three further small rooms. The property is fitted with CCTV.

The first floor has two one-bedroom apartments, which are in good condition and accessed via a separate entrance. Each apartment consists of a bedroom, kitchen / lounge and bathroom. Both residences are currently let.

The ground floor has a total area of 62.22sq.m / 669.56 sq. ft comprising:

Area	Sq Ft	Sq M
Ground Floor	453.53	42.13
Basement	216.03	20.07
Total	669.56	62.2

PRICE

Freehold interest - on application.

Our client informs us that this transaction is not subject to VAT.

TENANCY

The retail shop will be vacant, with a market value of approximately £10,000 - £12,000 per annum.

Both first floor flats are on separate rolling tenancies and the combined income is £12,600 per annum

ENERGY PERFORMANCE CERTIFICATES

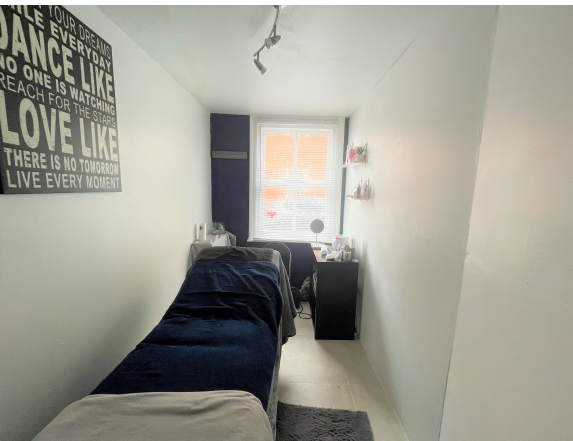
- Ground Floor Retail Unit - C (73)
- Apartment 1 - E (44)
- Apartment 2 - D (61)

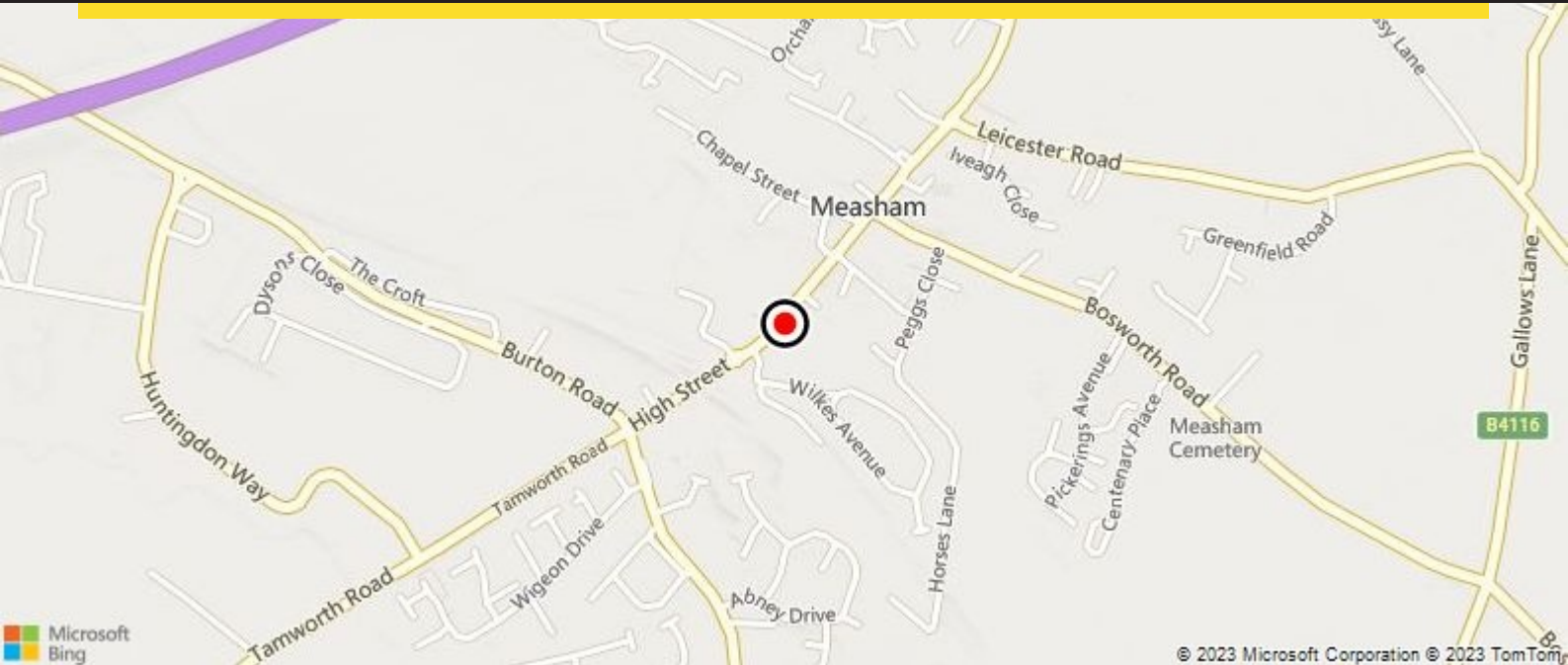
SERVICES

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

LEGAL COSTS

Each party are to be responsible for their own legal costs in relation to the transaction.





VIEWING

By appointment with Rushton Hickman Limited.



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