



Leicester Road, Narborough, Leicester, LE19 2DF

A1 AND A2 USAGE | PREVIOUSLY SANTANDER & GIFT SHOP | LOCATED WITH OTHER VILLAGE SHOPS | CAR PARK ACROSS THE ROAD

NEXT TO VILLAGE POST OFFICE | POTENTIAL RESIDENTIAL USE WITH PLANNING PERMISSION | SHOP SPACE OVER TWO FLOORS | EPC RATING

Asking Price: £180,000

HUNTERS[®]
HERE TO GET *you* THERE

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Commercial unit in the heart of Narborough village located with other village shops, car park across the road. The shop space over two floors. Property consists of two rooms on the ground floor with toilet, 2nd floor has four further rooms, Kitchen and toilet. Access to property from two entrances, one on Leicester Road and one on Thornton Drive. Anyone wishing to change the usage would need to consult Blaby District Council to discuss further.

ENTRANCE HALL

Wooden front door, passage leading to shop area.

SHOP AREA

7.44m (24' 5") x 4.34m (14' 3")

Wooden windows to front over looking Leicester Road, two wooden windows over looking Thornton Drive. Lighting and power points.

SECOND SHOP AREA

5.92m (19' 5") X 3.73m (12' 3")

Two wooden windows to front, radiator, fireplace and wooden door to front. Stairs to 1st floor.

LANDING

5.87m (19' 3") x 3.12m (10' 3")

Two wooden windows to rear, radiator.

ROOM ONE

3.99m (13' 1") x 2.18m (7' 2")

Wooden window to front, radiator.

ROOM TWO

3.76m (12' 4") x 2.82m (9' 3")

Wooden window to front, radiator

KITCHEN

2.67m (8' 9") x 2.21m (7' 3")

Wooden window to front, base units, sink, boiler.

TOILET

2.16m (7' 1") x 1.14m (3' 9")

Wooden window to side, low level WC, pedestal wash basin.

ROOM THREE

4.06m (13' 4") x 3.30m (10' 10")

Wooden window to side, radiator.

ROOM FOUR

5.59m (18' 4") x 2.77m (9' 1")

Wooden window to side, radiator.

ENERGY PERFORMANCE RATING

To follow

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 09:00 - 17:30

Saturday: 09:00 - 16:00

Sunday: Closed

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

Hunters 49 Leicester Road, Narborough,
Leicester, Leicestershire, LE19 2DF 0116 272
7150

narborough@hunters.com

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.