



Bath Street
Ashby-de-la-Zouch
LE65 2FH

£350,000 (offers over)

A FANTASTIC INVESTMENT opportunity right in the heart of ASHBY TOWN CENTRE, to acquire the FREEHOLD INTEREST in a prime ground-floor RETAIL SHOP & a spacious first floor 3 bedroom, 3 reception room DUPLEX APARTMENT of 1414 Sq Ft with private garden, producing £22,200pa with a yield of 5.5%,



Property Features

- Investment Opportunity
- Duplex Apartment
- Town Centre
- 3 Bedrooms
- Retail Shop
- 3 Reception rooms
- £22,200pa
- Dining Kitchen
- 5.55% Yield
- Courtyard garden

Full Description

A wonderful investment opportunity right in the heart of Ashby town centre on Bath Street, to acquire the Freehold interest in a prime retail shop of 1377 sq ft currently trading as the Chocolatier and a first floor 3 bedroom 3 reception room duplex apartment with a spacious 1414 sq ft of versatile living space, both currently let and producing a yearly income of £22,200pa with a yield of 5.5%.

With class A1 use, the premises can be utilised for both retail or confectionary or any use within class A1 of the Town & Country planning act 1987 as amended and defined prior to 1st September 2021.

The duplex apartment provides the opportunity to either rent out or live above your shop premises, creating a real lifestyle opportunity in the heart of the town centre. Beautifully presented throughout with a stylish interior, the apartment is

approached via its own access off Bath Street and staircase to the first floor. You will be surprised at the spacious well laid out open plan interior with a large lounge, separate dining area, useful study, cloakroom/wc & a fitted dining kitchen. On the first floor are three double bedrooms and main family bathroom. The property also comes complete with a delightful enclosed courtyard garden, a real sun trap and perfect for outdoor entertaining.

You really could not get closer to the hustle & bustle of the town centre, with everything literally on your doorstep! The array of shops, boutiques, coffee houses, restaurants and pubs ensure there is always something to do, with the library, Hood Park leisure centre and Ashby Castle providing interesting leisure pursuits.

Ashby lies within the National Forest, with Hick's Lodge and Conkers visitor centre close by, combined with a most strategic position lying on the M42 linking up perfectly with the M1 providing quick and easy access to Birmingham, Tamworth, Loughborough, Burton, Leicester, Nottingham and Derby

TENURE

The whole property is sold Freehold

SPECIAL NOTE

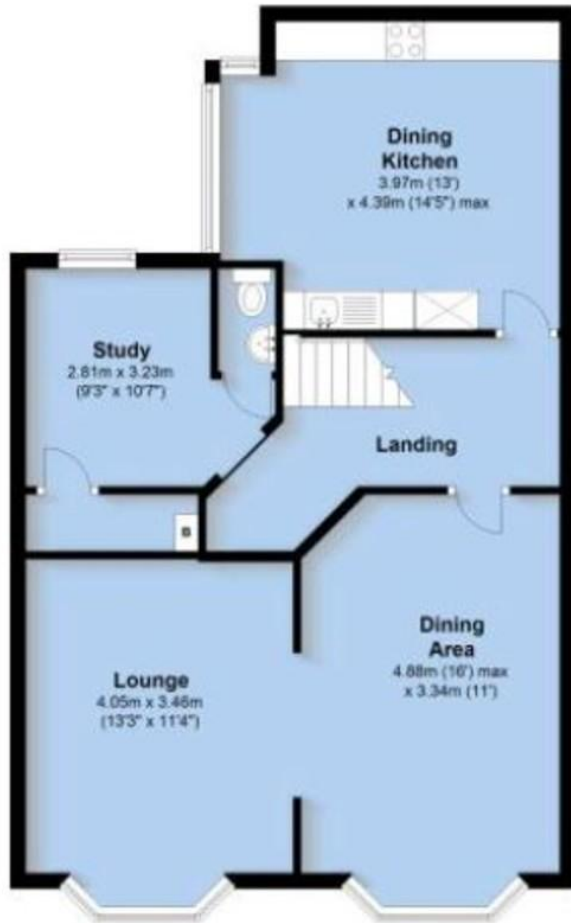
For information regarding details of the lease please contact the sole selling agents.





First Floor

Approx. 67.5 sq. metres (726.5 sq. feet)

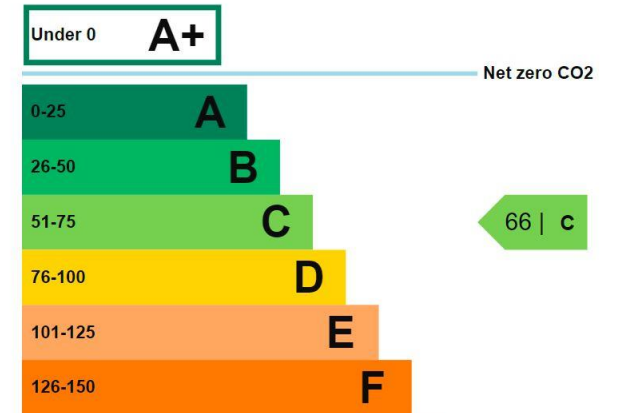


Second Floor

Approx. 63.9 sq. metres (687.9 sq. feet)



Total area: approx. 131.4 sq. metres (1414.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements