

# FOR SALE

## VILLAGE RETAIL PREMISES

**29 The Nook  
Anstey  
LE7 7AZ**



- Former Building Society premises.
- Prominent position on The Nook.
- Approx. 71.5 sqm (770 sqft) NIA.
- Offers invited at £200,000 plus for the freehold interest with vacant possession.



### Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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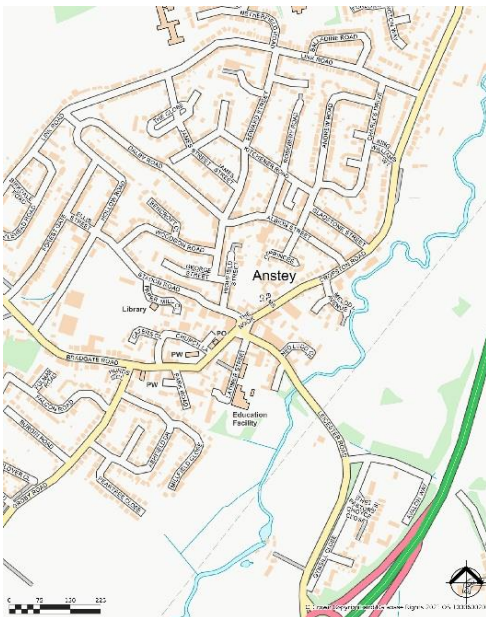
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## Location

The property is located on the north side of The Nook in the centre of this commercially active village approximately 3 miles to the north-west of Leicester city centre.

It occupies an established retail location with off-street parking immediately outside to the front.

## Location Plan



## Description

The property comprises a ground floor former Building Society office with ancillary storage and offices at first floor level.

More particularly it is arranged as follows (areas are expressed as Net Internal and are approximate):

### **Ground Floor**

Front banking hall	32.08 sqm	(335 sqft)
Rear office	7.21 sqm	(78 sqft)
Toilet		
Rear store	1.47 sqm	(16 sqft)

### **First Floor**

Office 1	11.70 sqm	(126 sqft)
Office 2	12.79 sqm	(138 sqft)
Office 3	3.76 sqm	(40 sqft)

## Rates

The property is entered in the Valuation List as Shop and Premises with a Rateable Value of £7,300.00

## Planning

The property falls within Class E (formerly Class A2) of the Town & Country Planning (Use Classes) Order, 1987 (as amended in September 2020), being commercial, business and service.

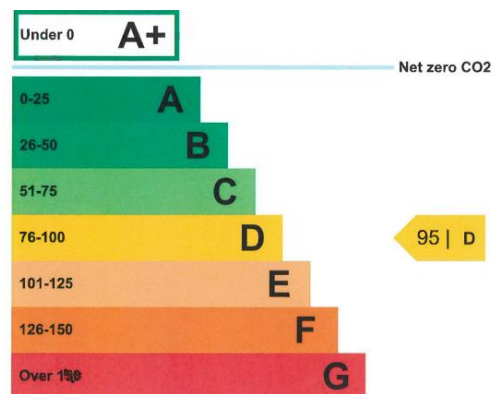
## Services

We understand that all mains services are connected, although these have not been checked.

## Tenure

Freehold with vacant possession.

## Energy Performance Certificate



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Sale Price

Offers are invited over £200,000 for the freehold with vacant possession.

## VAT

VAT will not apply to the sale price.

### Legal Costs

Each party to bear its own costs.

### Viewing

Strictly by arrangement with:

Sturgis Snow and Astill LLP  
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[Info@sturgis-snowandastill.co.uk](mailto:Info@sturgis-snowandastill.co.uk)  
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Subject to contract

Reference: DGS

### Money Laundering

Sturgis Snow and Astill LLP is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation for the purposes of combatting money laundering and terrorist financing. The firm conducts due diligence on behalf of its clients at the beginning of the business relationship and risk assessment is monitored thereafter on an ongoing basis for all transactions. In order to do this we will request identification and carry out an electronic check (which does not leave a footprint).

### Health and Safety

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

### Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.