

**MATHER  
JAMIE**

01509 233433

10-14 King Street  
Sileby  
Leics  
LE12 7NA

**FOR SALE**  
**£285,000**



**Retail & Residential Premises**

**294.07 sq m (3,165 sq ft)**



# 10-14 King Street, Sileby, Leics, LE12 7NA

## DESCRIPTION

The property comprises a ground floor retail premises with basement, storage and WC facilities and the first floor comprises 2x 2-bed flats each with a living room, kitchen and bathroom.

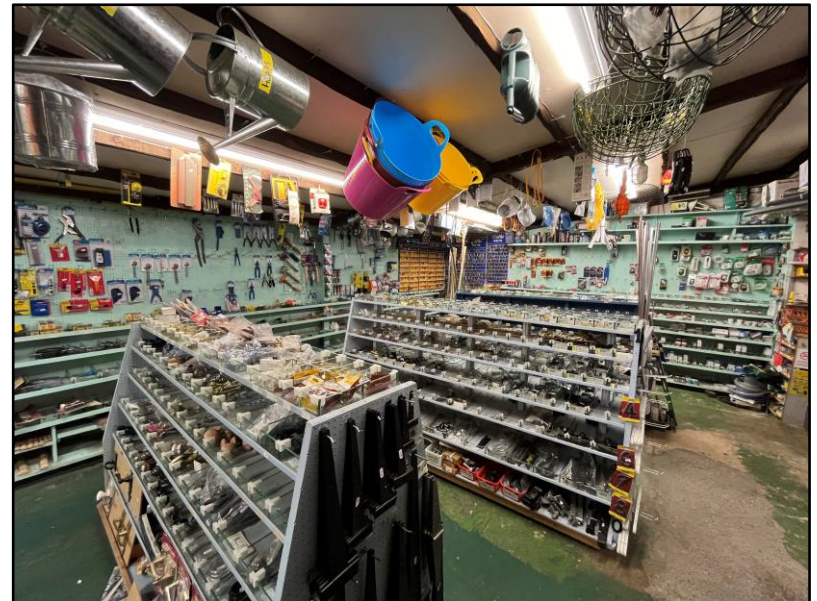
## ACCOMMODATION

Ground Floor		
Retail	193.13 sq m	(2,079 sq ft)
First Floor		
Flat 1	53.71 sq m	(578 sq ft)
Flat 2	47.23 sq m	(508 sq ft)
<b>Total</b>	<b>294.07 sq m</b>	<b>(3,165 sq ft)</b>

## TENURE

The retail unit at 14 King Street, along with the 2 residential flats are available freehold with vacant possession.

The retail shop at 10-12 King Street has been sold on a long leasehold basis from 1 July 2007 for a term of 125 years. A copy of the long lease is available on request.



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## PRICE

**£285,000 (two hundred and eighty five thousand pounds).**

## VAT

VAT will not be charged on the sale price.

## BUSINESS RATES

Local Authority: Charnwood

Period: 2024/2025

Rateable Value: 10-12 King Street - £8,100

14 King Street - £5,700

## COUNCIL TAX

Local Authority: Charnwood

14a King Street – Band A

14b King Street – Band A

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



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## ENERGY PERFORMANCE CERTIFICATES (EPCs)

The property has Energy Performance Asset Ratings as follows:

10-12 King Street – Band C (64)

14a King Street – Band F (21)

14b King Street – Band F (21)

The EPCs are valid until 27 October 2034.

## PLANNING

We understand the premises have authorised planning consent under Class E & C3 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).





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## LOCATION

The property is located in the heart of Sileby, a village in Leicestershire, which benefits from close proximity to local amenities including shops, cafes and schools all within walking distance.

Sileby Railway Station is conveniently nearby, offering direct links to Leicester and Loughborough. The village is well connected by road with easy access to the A46 and M1 motorway, connecting to major cities such as Nottingham and Leicester.



**what3words:**

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## **CONTACT:**

**Fraser Hearfield MRICS**  
**fraser.hearfield@matherjamie.co.uk**  
**07377 294108**



**3 Bank Court  
Weldon Road  
Loughborough  
Leicestershire  
LE11 5RF  
Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)**

### **IMPORTANT INFORMATION**

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations