

Holdings

A Modern Estate Agent



6 Market Place, Coalville, LE67 5DT

£345,000

Situated in the heart of Whitwick village, this substantial mixed-use property comprises a ground floor Chinese takeaway with spacious residential accommodation arranged over the upper floors. The first floor offers three bedrooms and a shower room, while the second floor provides a further three bedrooms, making it an ideal opportunity for investors or business owners seeking versatile accommodation.

Summary

An excellent opportunity to acquire a substantial mixed-use property situated in the heart of the popular village of Whitwick. Occupying a prominent position on Market Place, this versatile property combines a well-established commercial premises with extensive residential accommodation above, offering significant potential for investors, business owners or those seeking a live/work opportunity.

The ground floor is currently occupied as a Chinese takeaway, benefitting from a visible double shop frontage in a busy village centre location with strong passing footfall and convenient access to surrounding residential areas. The commercial space offers excellent potential for continued business use or alternative opportunities, subject to the necessary consents.

The residential accommodation is arranged over the first and second floors and provides spacious and flexible living accommodation throughout. To the first floor there are three well-proportioned bedrooms together with a shower room. The second floor offers three further bedrooms, creating ample accommodation suitable for larger families, shared living arrangements or potential rental investment. Outside there is a secure substantial area for parking.

The property is ideally positioned within easy reach of local amenities, schools, transport links and nearby countryside walks, whilst also offering convenient access to Coalville and surrounding commuter routes. This is a rare opportunity to purchase a sizeable property with both commercial and residential appeal in a sought-after village location.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

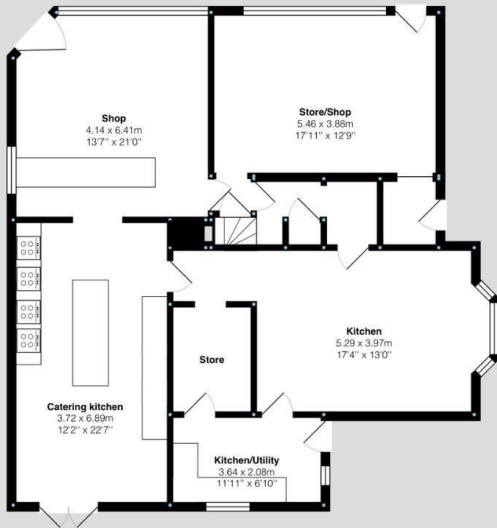
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

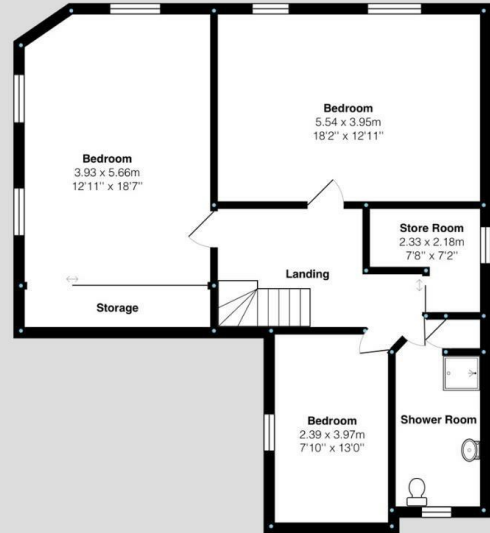
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



Market Place, Whitwick

Internal Square Footage: Approx 2650 sq.ft

Holdere
A Modern Estate Agent

Market Place, Whitwick

Internal Square Footage: Approx 2650 sq.ft

Holdere
A Modern Estate Agent

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk