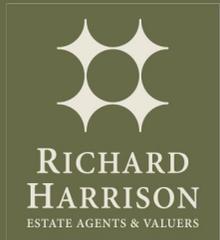




High Street | | Barrow Upon Soar | LE12 8PY

Asking price £450,000



High Street I
 Barrow Upon Soar | LE12 8PY
 Asking price £450,000

** UNIQUE COMMERCIAL AND RESIDENTIAL PROPERTY COMPRISING =
 23 - VACANT COMMERCIAL SHOP FRONTED PREMISES - POTENTIAL
 INCOME £1,000 PCM.
 23A - FOUR BEDROOM HOME - POTENTIAL TO CONVERT OR RENT OUT.
 23B - ONE BED COACH HOUSE - CURRENT LETTING INCOME £750 PCM.

Situated in a prominent position on a bustling shopping street at the heart of
 this popular Soar Valley Village. Offering mains services, private driveway and
 garage, This property offers a unique opportunity for investors, developers or
 a family business.

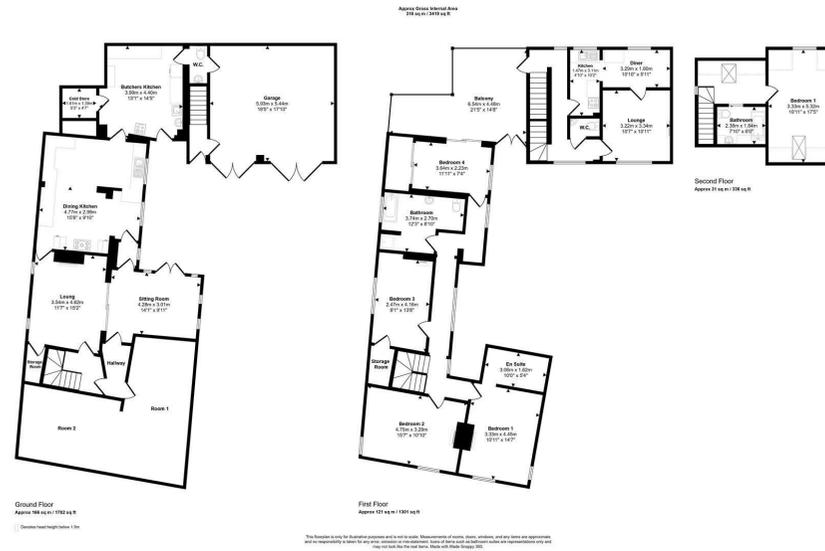
- UNIQUE INVESTMENT OPPORTUNITY
- BUSTLING SHOPPING STREET
- VILLAGE TRAIN STATION
- DRIVEWAY AND GARAGING
- PRICED TO SELL
- PROMINENT POSITION
- POPULAR VILLAGE
- FREEHOLD PROPERTY
- HOUSE, SHOP AND FLAT
- VIEWING BY APPOINTMENT

23A HIGH STREET - HOUSE

- Butchers Kitchen
- Former Cold Store
- W/c
- Double Garage
- Kitchen Diner
- Lounge
- Sitting Room
- Inner Hallway
- Bedroom 1
- En-Suite
- Bedroom 2
- Bedroom 3
- Bathroom
- Bedroom 4
- Balcony

23 HIGH STREET - SHOP

- Room 1
- Room 2
- Kitchenette
- W/c
- 23B HIGH STREET - FLAT
- Entrance Hall
- First Floor
- Kitchen Diner
- Lounge
- Second Floor
- Bedroom 1
- Bathroom
- OUTSIDE
- Extra Information



| 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 | |

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