



High Street | | Barrow Upon Soar | LE12 8PY

Asking price £450,000



**RICHARD  
HARRISON**  
ESTATE AGENTS & VALUERS



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

\*\* OPEN DAY SATURDAY 24TH JANUARY 9AM - 11AM - VIEWINGS BY APPOINTMENT - CALL TO BOOK \*\*  
\*\* 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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