



## Orange Street, Wigston

FREEHOLD COMMERCIAL AND RESIDENTIAL OPPORTUNITY WITH OVER 6% YIELD | EXISTING TENANCIES IN SITU | COMMERCIAL-RETAIL AREAS | SELF CONTAINED THREE DOUBLE BEDROOM APARTMENT | IDEAL INVESTMENT OPPORTUNITY | APPROXIMATELY 1460 ft<sup>2</sup>

Asking Price: **£330,000 (Offers In Region Of)**



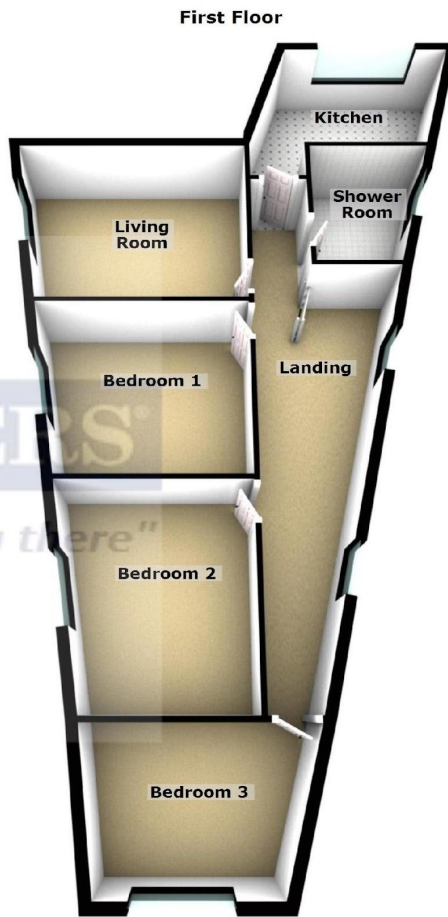
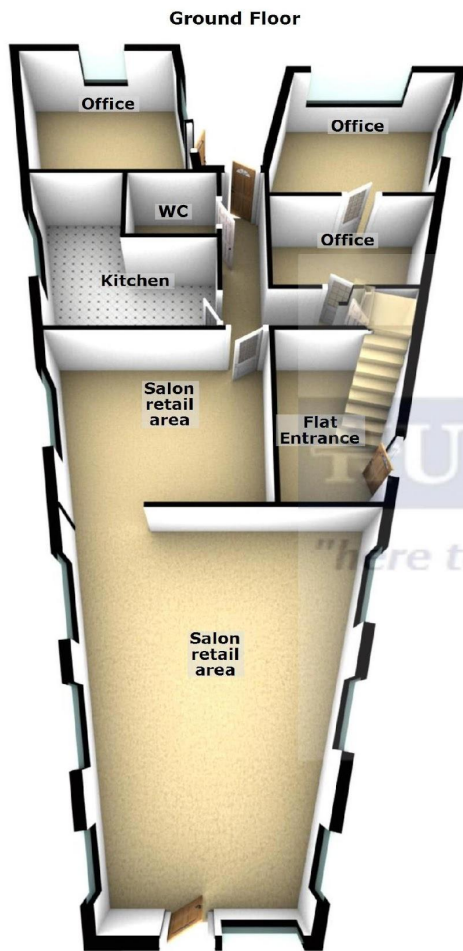
# Orange Street, Wigston

## DESCRIPTION

Hunters are delighted to offer to market this unique detached and architectural character property, which has the benefits of a generous commercial retail outlet and first floor apartment. The Freehold property is being sold with existing tenancies to both ground floor commercial and residential apartment. This amazing building is situated on a triangular comer plot and is presented in excellent order throughout. The ground floor area comprises of retail-salon area, secondary salon-office, kitchenette, cloakroom, two further office-salon rooms and external office-storage room. The first floor apartment still retains many of the original features and is accessed via orange street with stairs leading to the first floor and on to the extensive landing which give to all the first floor accommodation and comprises a fitted kitchen, living room, modern fitted shower room and the three double bedrooms. Call your local Hunters estate agents Wigston on 01163660660 to find out more and arrange your viewing.







While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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### OPENING HOURS

9am - 5.30pm Monday to Friday and  
9am-2pm Saturday



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