

20 High Street | Bottesford | NG13 0AA

# Important village centre hub and convenience store, producing £28,000 per annum exclusive (no VAT)

257.7m<sup>2</sup>  
(2,774ft<sup>2</sup>)

- Modern brick and tiled property with side flat roofed extension
- Convenience store and post office
- Deep tarmac forecourt with loading
- Let to JCR Limited for 10 years from 4<sup>th</sup> February 2025
- Break clauses in years 5 and 7
- Rent: £28,000 pax
- Price: £385,000 (net initial yield 7%)



**FOR SALE**



Location



Gallery



Contact



## Location

The property is located within the centre of Bottesford Village on the northern side of High Street and close to its junction with Barkestone Lane.

Bottesford Village has a resident population of circa 3,382 (2018 estimate), lying within the Borough of Melton on the Leicestershire/Nottinghamshire border. The Village lies approximately 15 miles east of Nottingham and 7 miles west of Grantham, lying to the north of the A52 and within easy access of the A1. Bottesford railway station is on the Nottingham to Grantham line.

## The Property

Probably built within the 1980s, this property is of brick construction beneath a pitched concrete tiled roof, having a rear single-storey extension also of brick construction, beneath a hipped tile covered roof. To the front elevation there is a flat roofed extension with forecourt loading.

The ground floor provides an original two-storey section, having a rear single-storey extension providing clear retail space, having a vaulted ceiling with LED lighting, tiled flooring, with air conditioning. To the front left side there is a flat roofed retail extended section. To the rear of the main retail area there is an ancillary storage area with fridges. At first floor level there are stores, office and toilet.

To High Street there is a good-sized deep forecourt and loading.





## Accommodation

The premises comprise the following:

Description		
Ground Floor - Frontage to High Street	13.3m	43' 6"
Retail Depth	22.75m	74' 6"
Retail Sales Area	156.7m <sup>2</sup>	1,687ft <sup>2</sup>
Rear Store/Ancillary	76.3m <sup>2</sup>	821ft <sup>2</sup>
First Floor Ancillary	24.7m <sup>2</sup>	266ft <sup>2</sup>
<b>Total</b>	<b>257.7m<sup>2</sup></b>	<b>2,774ft<sup>2</sup></b>

(This information is given for guidance purposes only).

## Lease Information

The property is let to James Convenience Retail Limited by way of a 10-year lease from 4<sup>th</sup> February 2025, the lease drawn on full repairing and insuring terms with tenant break clauses after years 5 and 7.

A copy of the lease is available by request.

## Tenant Covenant

James Convenience Retail Limited (CRN: 09433287) operate from 17 stores and has an Experian credit score of 76, described as of below average risk. To 26<sup>th</sup> March 2025 the company reported a turnover of £36,155,000, a pre-tax loss of £67,000 and a total net worth of minus £1,891,000.

## Business Rates

Enquiries have been made of the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) which has provided the following information:

**Address:** 20 High Street, Bottesford, Nottingham, NG13 0AA

**Rateable Value:** £29,000 (to 31<sup>st</sup> March 2026)  
£33,500 (from 1<sup>st</sup> April 2026)

## EPC

Under Certificate No. 9352-8249-2768-3471-1330, the property has an energy rating of **B**, valid until 24<sup>th</sup> April 2035. Copies of the EPC are available upon request.

## Price

Offers are invited in the region of:

**£385,000**

which equates to a net initial yield of circa 7%.

## VAT

VAT is not applicable to this transaction.



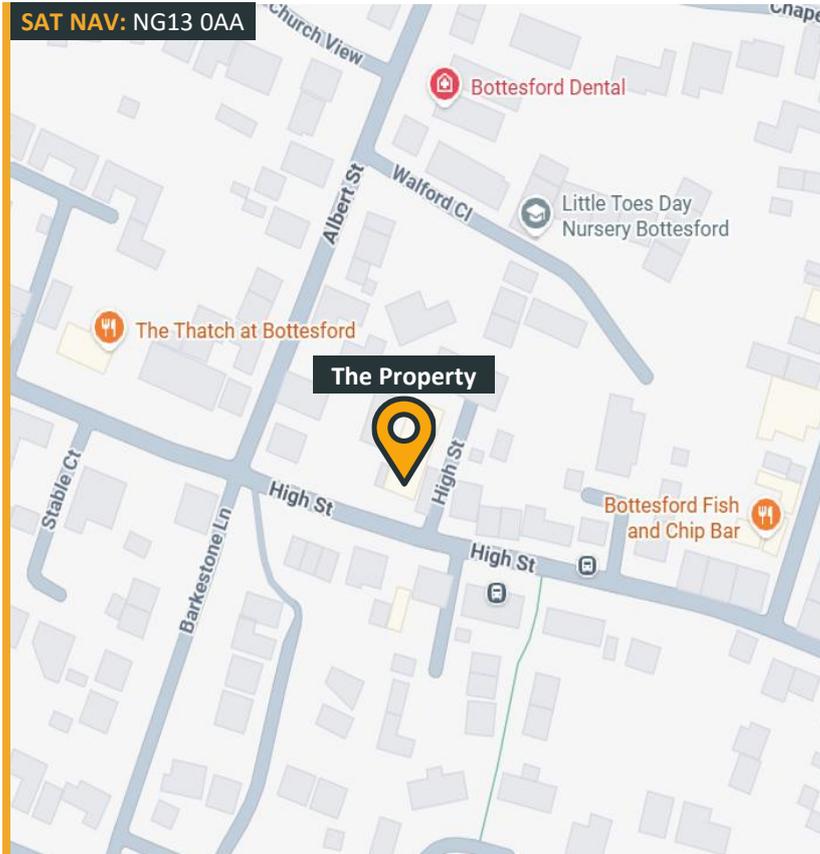
Location



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## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the appropriate time.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

**Steve Gillott**

07887 787 887

[steve@fhp.co.uk](mailto:steve@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

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09/03/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.