



## FOR SALE

HOTEL & BAR WITH BUSINESS

Kase Hotel, 41a Regent Street,  
Hinckley, LE10 0BA

Longstanding long-leasehold hotel and  
public house business in the heart of  
Hinckley town centre



Hotel accommodation comprises 11no.  
Letting Bedrooms (2no. Ensuite), 1no.  
Studio Flat and 3no. One Bedroom  
Flats



Public House accommodation  
comprises two Bars with ancillary  
Kitchen and Function Room facilities



Ample car parking to rear



## LOCATION

The property is located on Regent Street, a secondary parade within Hinckley town centre. The surrounding area comprises predominantly retail/leisure uses, with nearby occupiers including Papa John's Pizza, Ponchinellos Pizzeria, Scope, LA Nails & Beauty Spa and a variety of other predominantly independent retailers. Hinckley's recent retail/leisure development 'The Crescent' is 150m from the property with tenants including Cineworld, Sainsbury's, TK Maxx, Poundland, Loungers, Prezzo and Wildwood.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

## DESCRIPTION

The subject property comprises a longstanding long-leasehold hotel and public house business in the heart of Hinckley town centre. The business has been traded by the current owners since 2000 and the offering includes hotel accommodation, with 11no. Letting Bedrooms (2no. Ensuite), 1no. Studio Flat and 3no. One Bedroom Flats (including a Manager's Flat), and a public house, with two bars on the ground and first floors, with Kitchen and Function Room facilities and ancillary office and storage accommodation. There is ample car parking available to the rear of the property, accessed from Trinity Lane. Please note that the ground floor retail units, fronting Regent Street, are in different ownership and are therefore not included within the sale.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Bar Area	1,235	114.73
Ground	Store	41	3.81
First	Restaurant	535	49.7
First	Kitchen	218	20.25
First	Store	47	4.37
First	Function Room 1	352	32.7
First	Function Room 2	189	17.56
First	Manager's Office	64	5.95
First	Laundry Room	71	6.6
Basement	Cellar	93	8.64
Rooms 1-9	Single bedrooms with shared bathroom facilities		
Rooms 10 & 11	Double bedrooms with ensuite facilities		
1no.	Studio Flat		
3no.	1 Bedroom Flats (including a Manager's Flat)		
<b>NIA Total</b>		<b>2,846 Sq Ft</b>	<b>264.39 Sq M</b>

## SERVICES

We understand all mains services are connected to the subject property.

## BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: £19,000

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

We are advised the property is held long leasehold for a period of 999 years from 10 December 1993 at a

peppercorn rental.

Offers in the region of £750,000 are sought for the benefit of the trading business and long leasehold interest. The trading business is Kase Hotel Limited (Company number: 04054302) and trading accounts are available upon request for the consideration of seriously interested parties.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(70)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

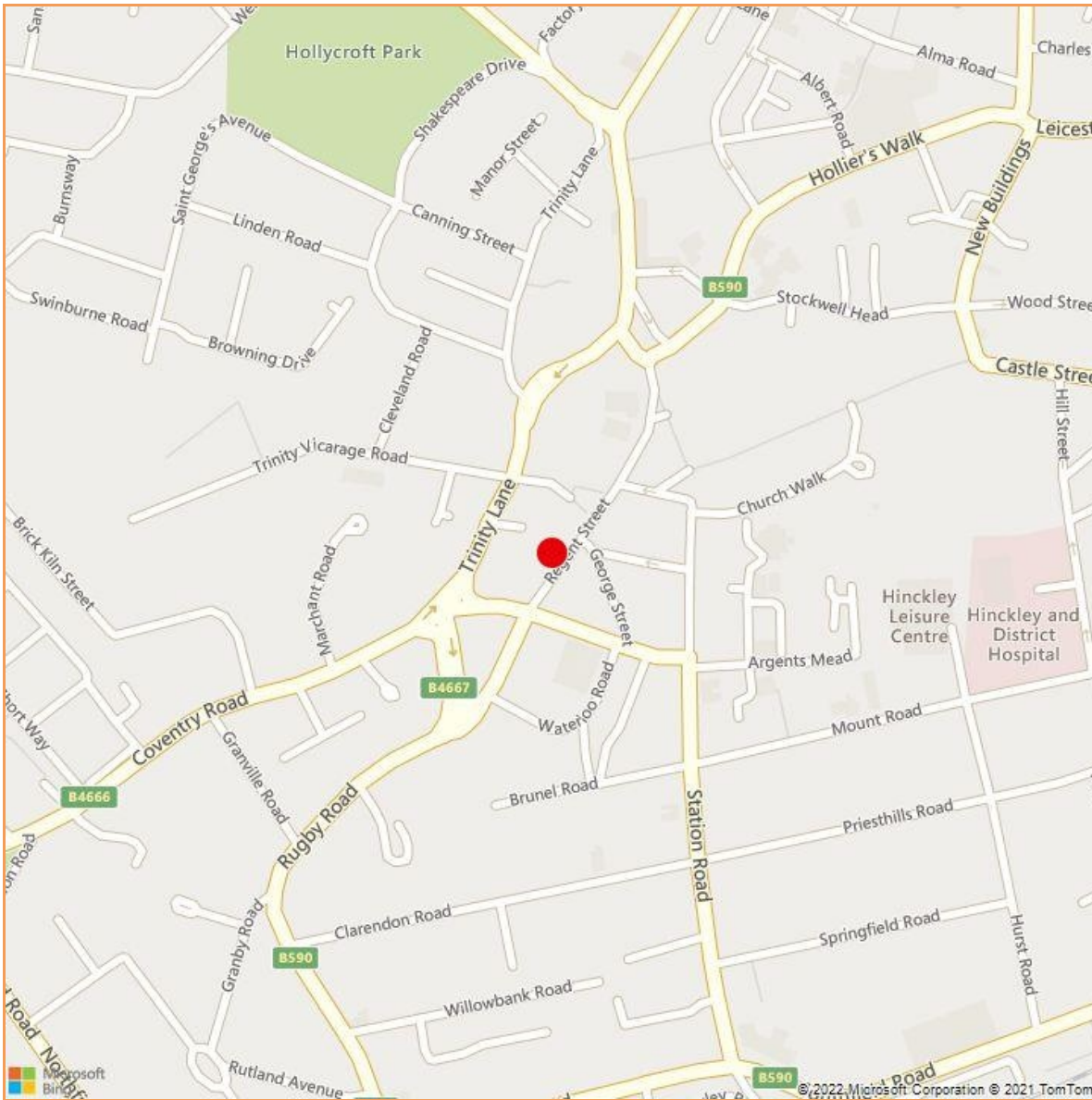
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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