



FOR SALE

FULLY FITTED CAFÉ PREMISES

6 Castle Street,
Hinckley, LE10 1DB

Located on the prime pitch of the
pedestrianised Castle Street in
Hinckley



Comprehensive refurbishment
completed in 2024



Two storey glazed frontage provides
ample natural light



EPC 'B' Rating



NIA - 1,861 sq ft (172.9 sq m)



LOCATION

The property is located in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include Vodafone, Coral, Millington Travel, Subway and Clarks. There are a variety of public pay & display car parks located nearby.

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 mid terrace retail premises which have been comprehensively refurbished and fitted out as a contemporary coffee shop, 'Understated', which opened earlier in 2024.

The accommodation is arranged over two floors and benefits from an open plan sales area, preparation areas, stores and WC facilities to the ground floor, with further sales areas and an additional WC to the first floor. The property benefits from a feature two storey glazed frontage which provides excellent natural light to both floors. Internally, the property has been stylishly fitted out in an industrial style with exposed brickwork and exposed services, along with laminate flooring throughout and an automatic entrance door.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Sales Area	801	74.41
Ground	Prep Kitchen	112	10.4
Ground	Store	83	7.71
First	Sales Area	866	80.45
NIA Total		1,861 Sq Ft	172.89 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of infrared electric heating.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: to be confirmed

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available at an asking price of £350,000. The business, assets and equipment are available by way of separate negotiation.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(50)

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

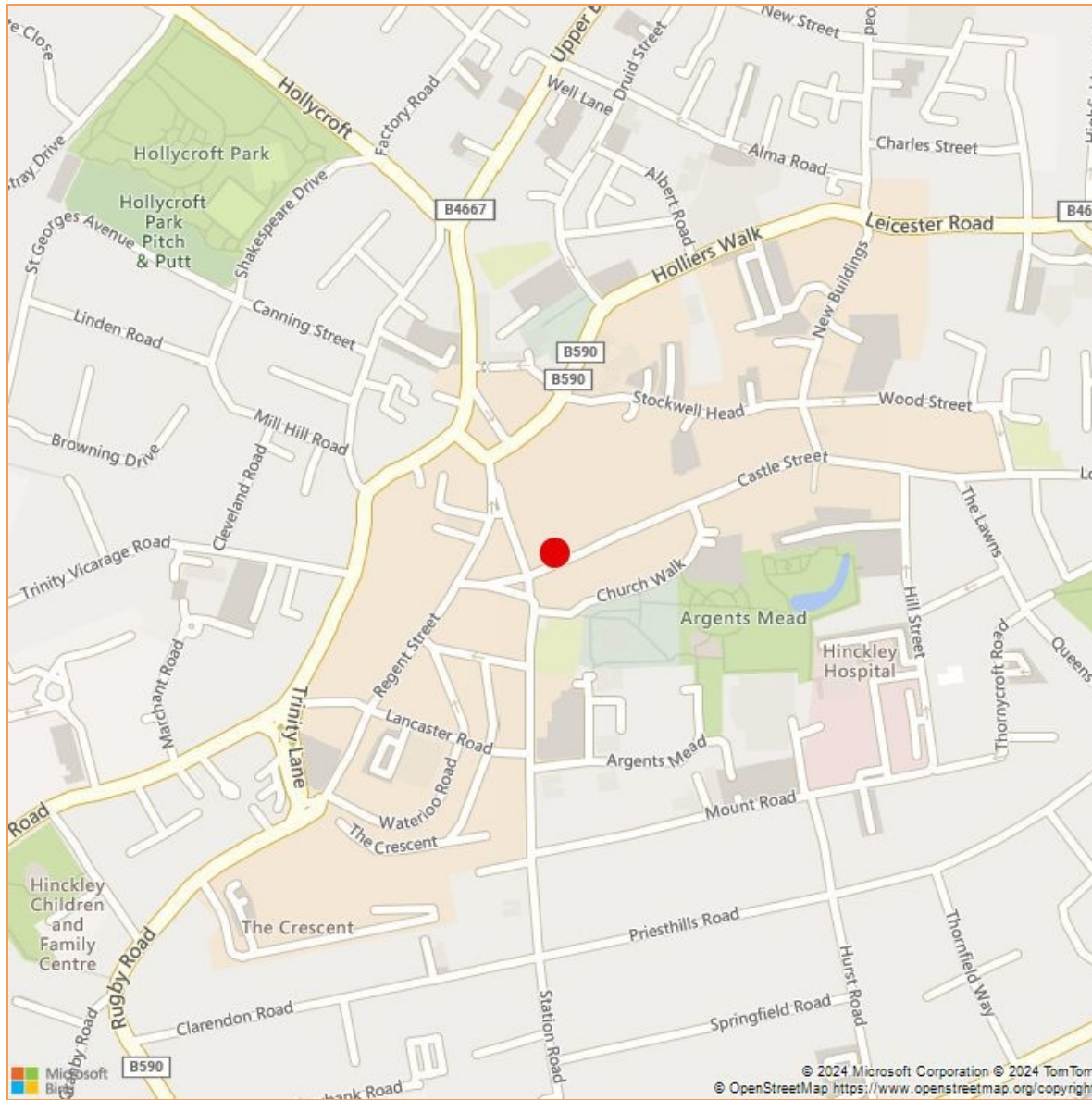
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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