



FOR SALE

**CURRENT USE: DISTILLERY WITH
BAR, OFFICES AND FUNCTION ROOM**

**Bond Street Distillery, 127 Upper Bond
Street, Hinckley, LE10 1RT**

Building sale due to relocation



**Comprehensively refurbished to open
as the Bond Street Distillery in 2019**



**Fully licensed premises with the
option to purchase fixtures and fittings
by separate negotiation**



**Potential for alternative uses (subject
to planning permission)**



GIA - 5,234 sq ft (486.3 sq m)



LOCATION

The property is situated in the Druid Quarter on the fringe of Hinckley town centre, occupying a prominent position on Upper Bond Street (B4667). There is vehicular access to the property from Upper Bond Street to a roller shutter door on the side elevation. The surrounding area is in a mixture of residential and commercial use.

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, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

DESCRIPTION

DUE TO RELOCATION. The subject property comprises former warehouse premises, originally constructed in the 1870s as the Brocklehurst factory, and comprehensively refurbished as the award winning Bond Street Distillery in 2019. The property is arranged over three storeys and is of brickwork construction surmounted by a pitched slate roof, with attractive polychromatic brickwork and stone features.

Internally, the accommodation briefly comprises: Ground Floor: Bar Area with Distillery/Warehouse Area. First Floor: Meeting Room, Office, Stores and WC facilities. Second Floor: Function Room with Kitchen area. The property has been finished to an exceptional standard to include automatic LED lighting, CCTV and alarm systems.

Externally, the property benefits from a loading/car parking area accessed from Upper Bond Street. We are advised there is a right of way through the archway from Upper Bond Street to Druid Street.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Bar Area	888	82.5
Ground	Warehouse	1,095	101.73
First	Offices	1,126	104.61
First	Stores	1,002	93.09
Second	Function Room	1,123	104.33
NIA Total		5,234 Sq Ft	486.24 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. There is underfloor heating to the ground floor bar area and gas fired central heating serving panel radiators to the upper floors.

PLANNING

We are advised that the property benefits from planning permission (Reference 19/00183/FUL with Hinckley & Bosworth Borough Council) for a distillery (use class B2) with offices, bar and function room (use class A4).

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: £9,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £600,000.

Fixtures and fittings may be available by way of separate negotiation.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(41)

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

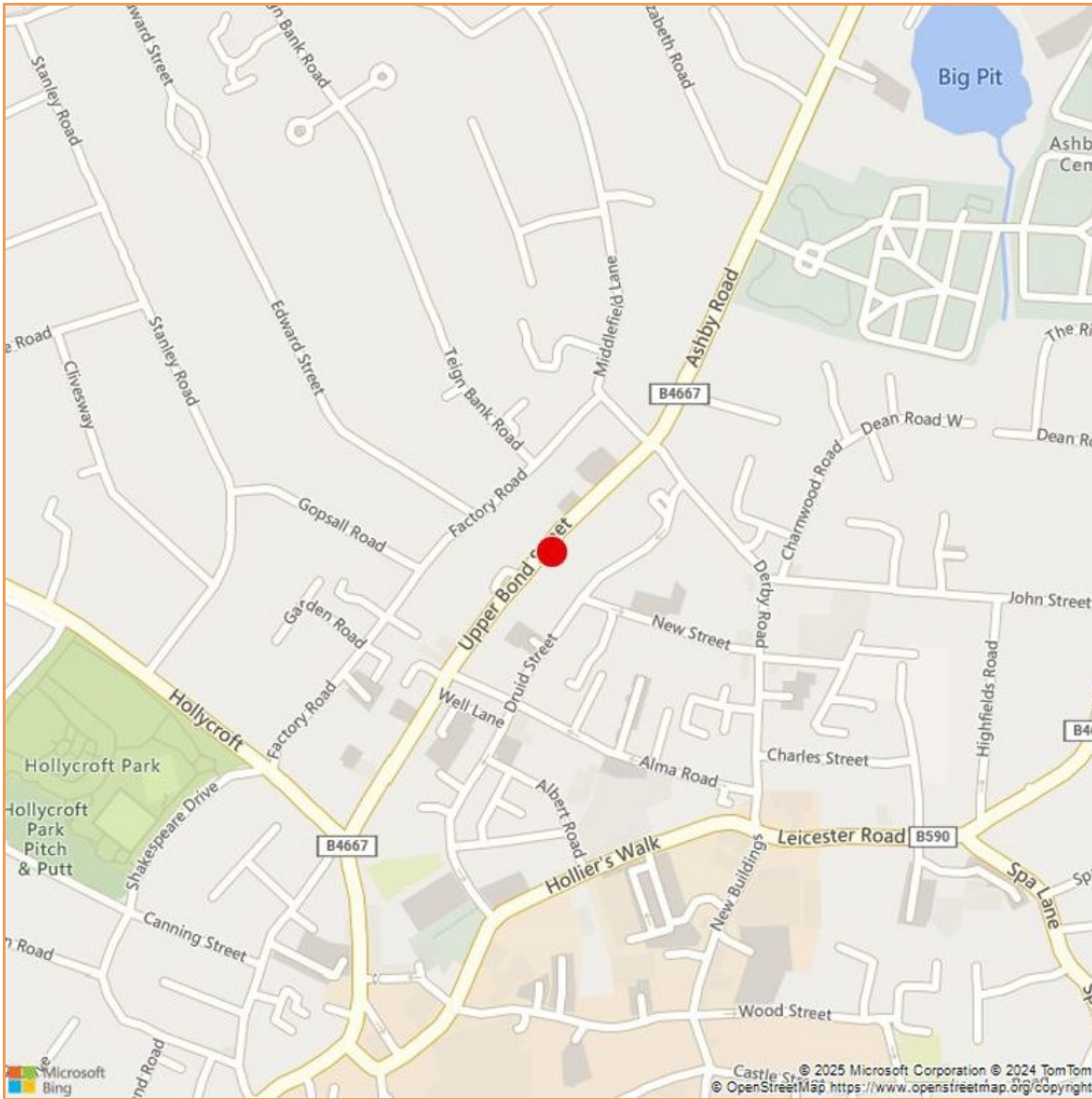
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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