



FOR SALE

COMMUNITY CENTRE

Westfield Community
Centre, Rosemary Way,
Hinckley, LE10 0LN

Situated on the fringe of Hinckley
town centre in a mixed residential and
educational location



Suitable for a variety of uses (STPP)



Site area approx. 0.87 acres (0.35 ha)



GIA - 11,956 sq ft (1,111 sq m)



LOCATION

The subject property is situated at the end of Rosemary Way, a cul de sac comprising predominantly a mixture of semi detached and detached dwellings. The subject property is bordered by Westfield Infant and Junior Schools to the southern and western elevations, with further residential dwellings to the eastern elevation.

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

The subject property comprises a community facility which we understand was originally built in the 1930s as a school.

The principal building is two storeys with a basement and is of brickwork construction surmounted by a pitched roof. There are single storey extensions of the same construction surmounted by a flat roofing system. Additionally, there is a single storey annex of timber construction and workshop of brickwork construction surmounted by a steel roof.

The external areas are mainly tarmac surfaced and offer car parking to the front, rear and side elevations.

The site itself is approximately 0.87 acres (0.35 hectares) and is broadly rectangular in shape.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Main Building	4,847	450.29
First	Main Building	3,562	330.91
Basement	Main Building	255	23.69
Ground	Annex	2,828	262.72
Ground	Workshop	463	43.01
		11,956 Sq Ft	1,110.71 Sq M

SERVICES

We understand all mains services are connected to the subject property. Heating is by way of gas fired central heating serving panel radiators.

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: £37,750

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £800,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Main Building - F(136)
Annex - E(125)

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

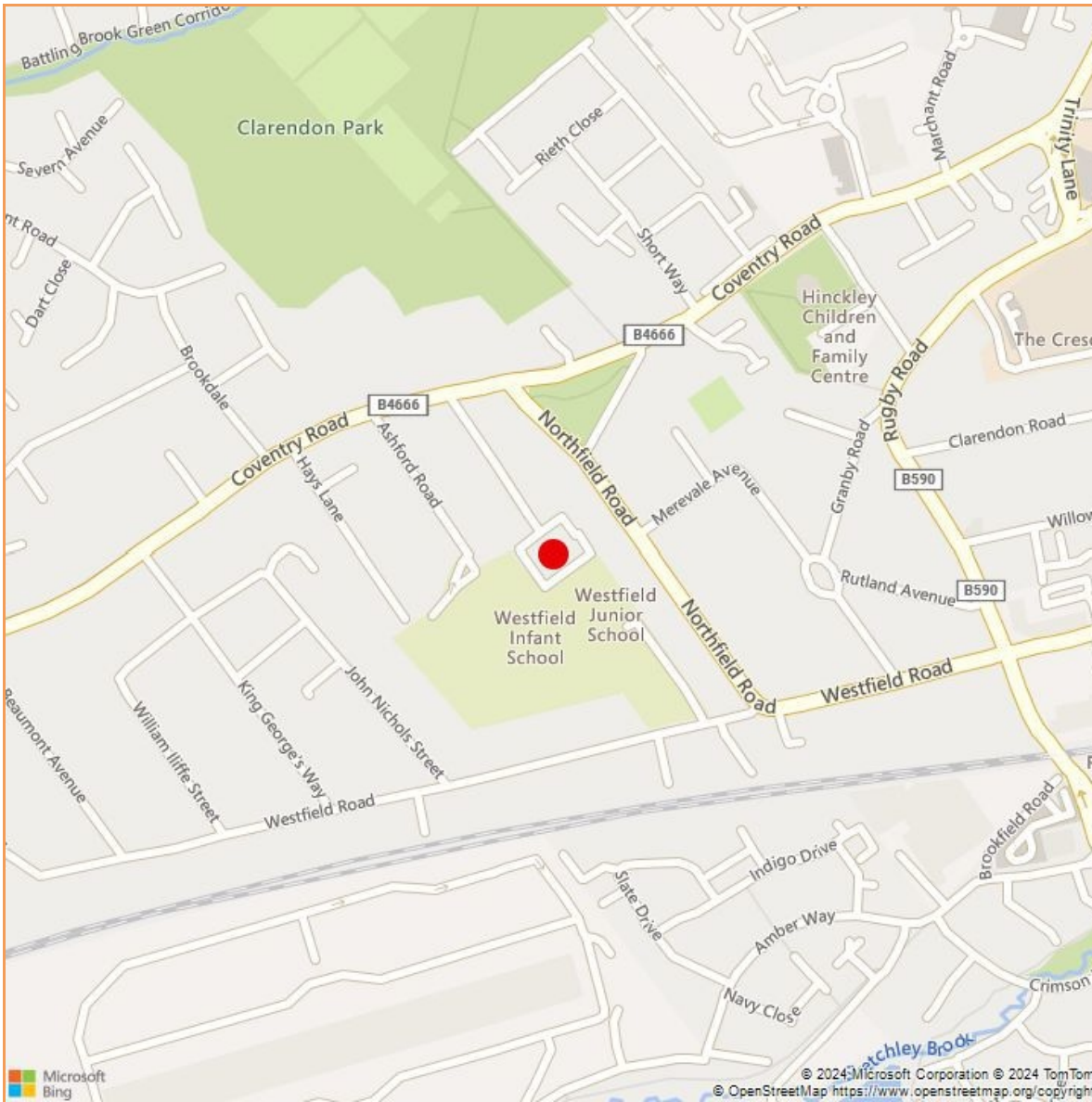
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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