



FOR SALE / TO LET

HOT FOOD TAKEAWAY PREMISES

7 The Horsefair,
Hinckley, LE10 0AN

Prominent position on The Horsefair in
Hinckley town centre



Extraction in situ



Car parking and yard to rear



Suitable for other uses (STPP)



NIA - 1,311 sq ft (122 sq m)



LOCATION

The subject property is located in a prominent position on the Horsefair in Hinckley town centre. The Horsefair links Station Road to Regent Street in Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby. Hinckley's recent retail/leisure development 'The Crescent' is 100m from the property with tenants including Loungers, Prezzo, Wildwood and Cineworld.

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. Hinckley railway station offers regular commuter services to Birmingham New Street and Leicester and is circa 0.5 miles from the subject property.

DESCRIPTION

The subject property comprises detached hot food takeaway premises located in the heart of Hinckley town centre, on the Horsefair. The property appears to be of rendered brickwork construction surmounted by a felt covered barrel roof.

The property is currently arranged as a servery with ancillary stores to ground and first floor, along with staff shower and WC facilities. The property benefits from suspended ceilings with inset lighting and extraction.

Externally, there is a yard area to the rear which has been used as car parking.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Takeaway	801	74.41
Ground	Stores	304	28.24
First	Stores	205	19.04
NIA Total		1,311 Sq Ft	121.79 Sq M

SERVICES

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

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: £8,600

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Sale - The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £150,000.

Letting - The property is available to rent, on a new full repairing and insuring lease, at a commencing rental of £12,000 per annum exclusive.

LEGAL COSTS

Sale - Each party to bear their own legal costs.

Letting - As is standard, the ingoing tenant is to cover the landlord's legal fees for the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(65)

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@wardscommercial.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

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.

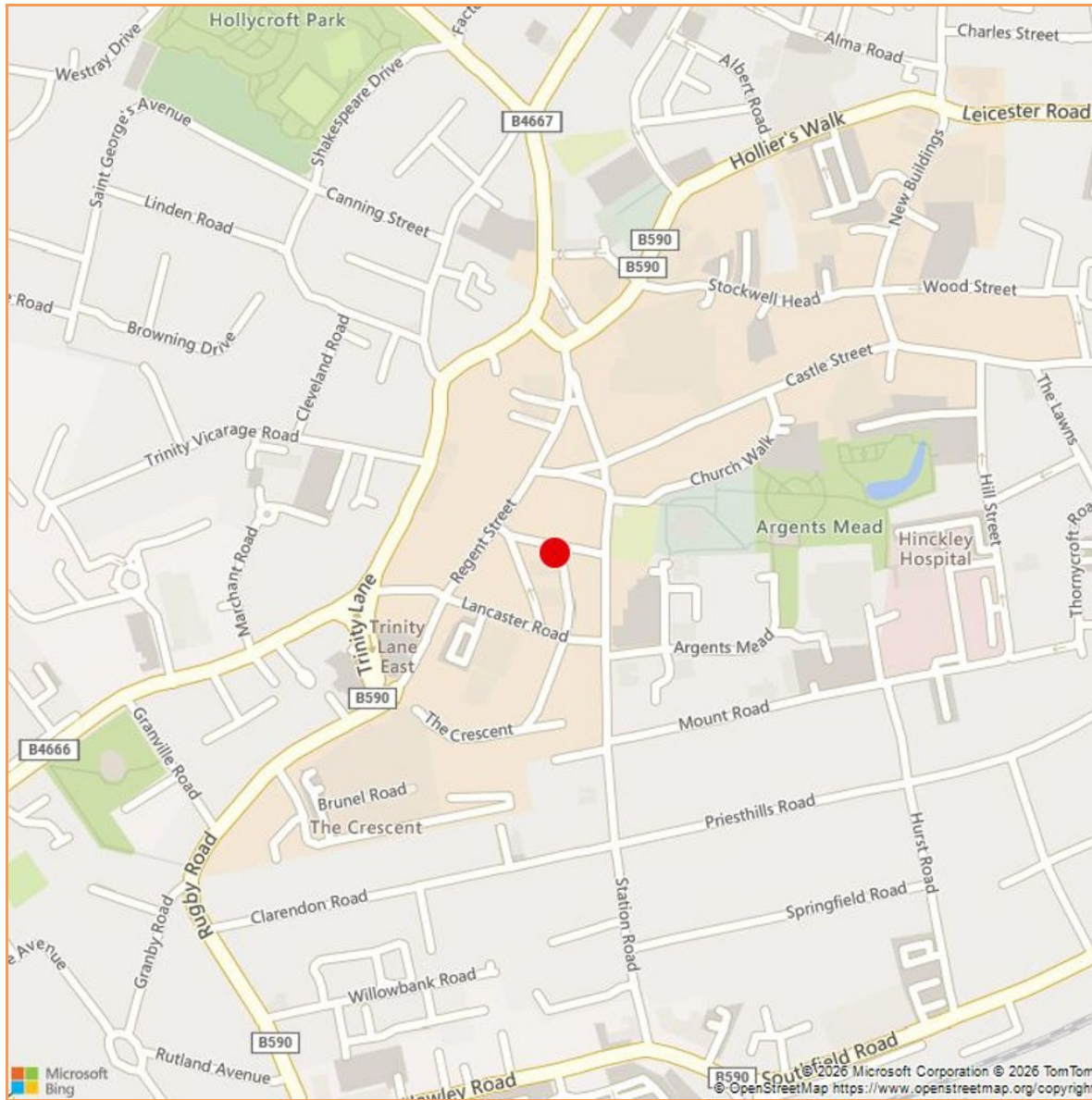
NOTE RE: PLANS

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.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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