



## FOR SALE

### LEASEHOLD BUSINESS

39 Regent Street,  
Hinckley, LE10 0BA

Popular pizza takeaway originally  
established in 1985



Situated in a prominent position on  
Regent Street



Fully fitted kitchen



Potential opportunities for business  
expansion



NIA - 1,426 sq ft (132.5 sq m)



## 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 Keysound music shop, 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 is located approximately 600m from the property and provides regular commuter services to Birmingham New Street and Leicester.

## DESCRIPTION

**BUSINESS FOR SALE ONLY.** Ponchinellos is a well established pizza takeaway, established in 1985 and located in a prominent position on Regent Street in Hinckley town centre.

The accommodation comprises a servery, kitchen area, preparation room, storeroom and external store.

The business offers potential opportunities for expansion by way of increased opening hours, online ordering and card payments.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Servery	250	23.22
Ground	Kitchen Areas	596	55.37
Ground	Preparation Room	55	5.11
Ground	Store	104	9.66
Ground	External Store	421	39.11
NIA Total		1,426 Sq Ft	132.48 Sq M

## SERVICES

We understand mains gas, electricity, water and drainage 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: £10,250

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The business is for sale at a guide price of £60,000 to include stock, equipment and fixture and fittings. Trading accounts are available upon request for the consideration of seriously interested parties.

A purchaser of the business will be able to take a new lease over the premises at a commencing rental of £10,500 per annum exclusive, for a term of years to be agreed.

## LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of a new lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(48)

## 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

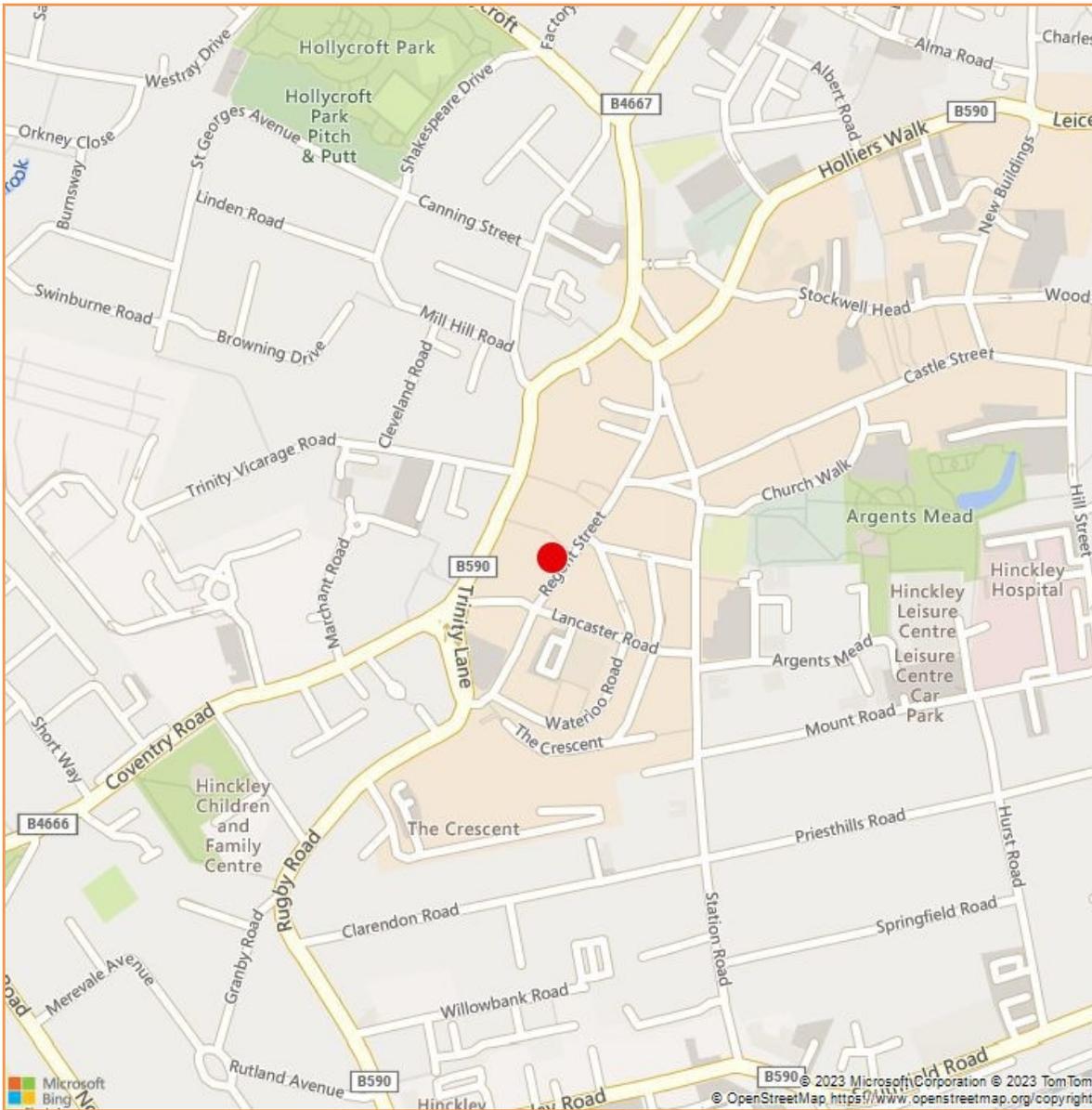
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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.





20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://wardsonline.co.uk)



DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.

Ward Surveyors Limited - Registered in England No.4567836