



FOR SALE

FORMER HOISERY WORKS

Ashcroft House, 127 Upper Bond Street, Hinckley, LE10 1RT

Frontages to Upper Bond Street, Neal's Yard and Druid Street



Vehicular access from Druid Street



Situated within the Druid Quarter conservation area



Redevelopment potential (subject to planning permission)



GIA - 14,002 sq ft (1,300.8 sq m)



LOCATION

The property is situated in the Druid Quarter on the fringe of Hinckley town centre, occupying a site enclosed by Bond Street, Druid Street and Neal's Yard. There is vehicular access to a glazed roofed courtyard from Druid Street. The surrounding area is in a mixture of residential and commercial uses, with the property being situated adjacent to the award winning Bond Street Distillery.

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 former hosiery factory premises within the Druid Quarter of Hinckley, situated between Bond Street and Druid Street with a further frontage to the pedestrian Neal's Yard.

The former Ghia Hosiery Factory fronts both Bond Street and Neal's Yard and has a distinctive corner entrance with first floor oriel window for the former manager's office above.

The adjoining three storey Puffer's Unique Hosiery Works (which we understand was originally constructed in 1911) fronts Druid Street and Neal's Yard. There is an Egyptian styled cart entrance on Druid Street and a cobbled jitty connects through a glazed roofed courtyard to Bond Street.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	5,150	478.44
First	Industrial	5,560	516.52
Second	Industrial	3,292	305.83
		14,002 Sq Ft	1,300.79 Sq M

SERVICES

We understand all mains services are available 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

Conditional and unconditional offers are invited for the freehold interest in the subject property, subject to vacant possession, at offers in the region of £600,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(111)

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 check these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

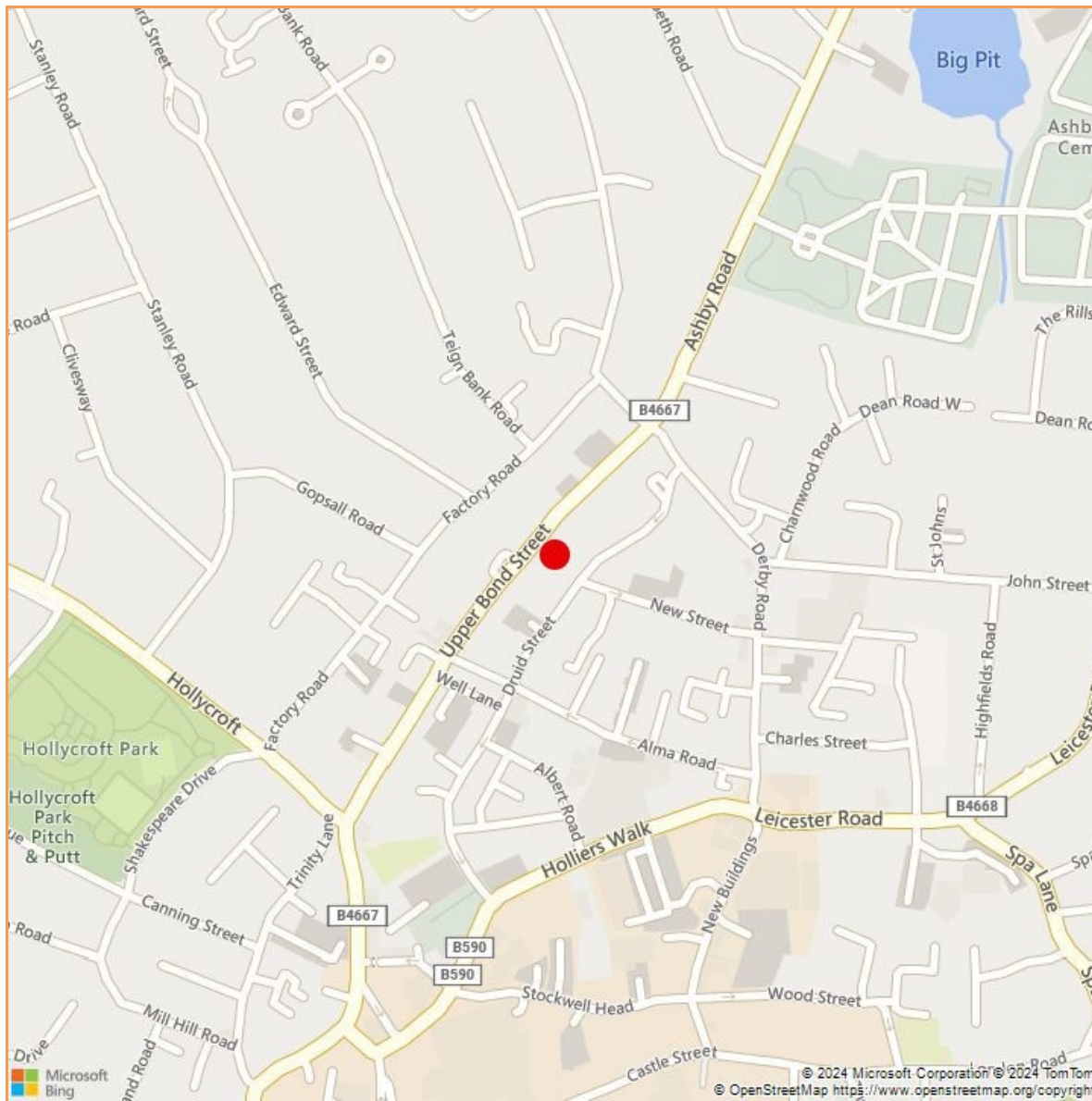
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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