



**wards**  
Commercial

## FOR SALE

### OFFICE INVESTMENT OPPORTUNITY

Swan House, The Park,  
Market Bosworth, CV13 0LJ

Located within the grounds of the  
prestigious Bosworth Hall Hotel



Arranged over two storeys with a large  
car park



Passing rent £219,500.81 per annum



Estimated rental value £235,190.51 per  
annum



NIA - 12,157 sq ft (1,129.4 sq m)



## LOCATION

Swan House is an office building located within the grounds of Bosworth Hall Hotel, in a prestigious and attractive location within this historic market town.

Market Bosworth is a historic town, of considerable charm and character situated 13 miles to the west of Leicester and 7 miles north west of Hinckley, lying at the heart of an area of particularly attractive countryside. The town, which is synonymous with the Battle of Bosworth, is traversed east to west by the B585 which crosses the A447 Hinckley to Coalville road approximately 1 mile to the east. Market Bosworth is an important rural service centre as well as being a tourist centre and a popular residential location.

## DESCRIPTION

Swan House is a dedicated office building located within the attractive Bosworth Park Estate of solid brickwork construction surmounted by a flat roofing system with parapets.

Internally, the property offers office accommodation at ground and first floor level with two wings per floor, with each wing benefitting from communal kitchen facilities. The offices are accessed through a communal entrance to the ground floor and there male and female WC facilities to both floors, along with a passenger lift. The offices benefit from double glazed windows.

Externally, there is a large car park and communal gardens.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	C Wing	2,896	269.04
Ground	D Wing	3,008	279.44
First	A Wing	3,146	292.26
First	B Wing	3,106	288.55
NIA Total		12,157 Sq Ft	1,129.39 Sq M

## SERVICES

We understand all mains services are connected to the subject property. The offices are heated by way of a communal gas fired central heating system.

## BUSINESS RATES

Tenants are responsible for the payment of business rates in respect of each suite.

## TENURE

The property is available at an asking price of £2,350,000, subject to the occupational agreements currently in place, reflecting an attractive gross yield of 9% and reversionary gross yield of 10%. The gross rental is £219,500.81 per annum exclusive of VAT and there are two vacant suites. The estimated rental value if fully let is £235,190.51 per annum exclusive of VAT. A full tenancy schedule will be provided to a prospective buyer upon receipt of an acceptable offer.

Within the rental the Landlord carries out the following:

1. Maintenance of the main fabric of the building.
2. Insures the buildings (not the tenant's contents).
3. Provision of gas fired central heating and electricity
4. Cleans communal parts, kitchens & toilets

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating - D(89)

## 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](mailto: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

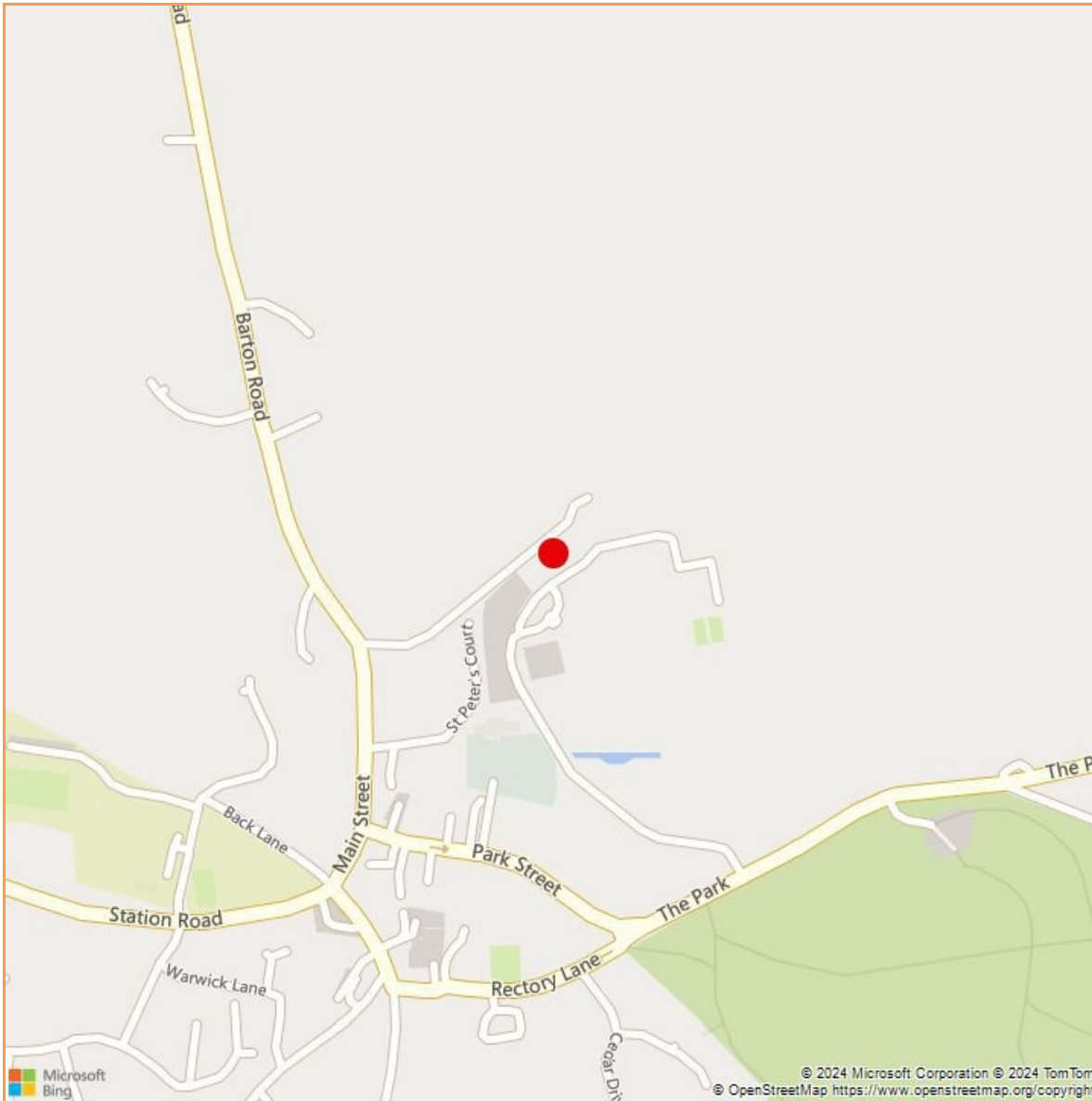
Please note that any plans contained within these particulars are for identification purposes only.

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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