



## FOR SALE

### COMMERCIAL PREMISES

9 & 11 Station Road,  
Hinckley, LE10 1AW

Two self contained buildings in the  
heart of Hinckley town centre



Both arranged over three storeys



Large car park to rear



Suitable for a variety of uses (STPP)



NIA - 2,674 sq ft (248.4 sq m)



## LOCATION

The subject property is located on Station Road within Hinckley town centre, directly opposite from The Crescent shopping centre and bus station. Station Road is predominantly commercial in use with nearby occupiers including Haywards Architects, Headleys Solicitors, Elbow Room ale house and Mobility and Lifestyle mobility shop.

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 provides regular commuter services to Birmingham New Street and Leicester.

## DESCRIPTION

The subject property comprises two self contained commercial premises in the heart of Hinckley town centre. Both properties are of brickwork construction surmounted by hipped and pitched tiled roofs.

9 Station Road has most recently been used as an Ex Serviceman's Club and briefly comprises: Ground Floor: Meeting Room, Bar/Lounge Area, Male & Female WCs and Store. First Floor: two Offices, Kitchen, Male & Female WCs. Second Floor: Office and Store. Additionally there is basement storage.

11 Station Road has most recently been occupied as a Solicitor's Office and comprises a variety of executive offices arranged over three storeys with ancillary WC, store and kitchen facilities.

Externally, there is a large tarmac surfaced car park to the rear, accessed from St Mary's Road.

## ACCOMMODATION

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

		SQ FT	SQ M
9	Basement	130	12.08
9	Ground	691	64.19
9	First	561	52.12
9	Second	221	20.53
11	Ground	481	44.68
11	First	313	29.08
11	Second	277	25.73
NIA Total		2,674 Sq Ft	248.41 Sq M

## SERVICES

We understand all mains services are available or connected to the subject properties. There is no fixed heating to 9 Station Road and 11 Station Road benefits from gas fired central heating serving panel radiators.

## PLANNING

We understand 9 Station Road has most recently been used as an Ex Serviceman's Club with ancillary offices and 11 Station Road as a Solicitor's Office. Interested parties should make their own enquiries to Hinckley & Bosworth Borough Council as to the planning use classes of the properties.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Values for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council are:

9 - Ground Floor - £3,000  
9 - Upper Floors - £7,600  
11 - £7,100

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The Freehold interests in the subject properties are available, subject to vacant possession, at an asking price of £325,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

9 Station Road - F(126)

11 Station Road - to be supplied

## 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

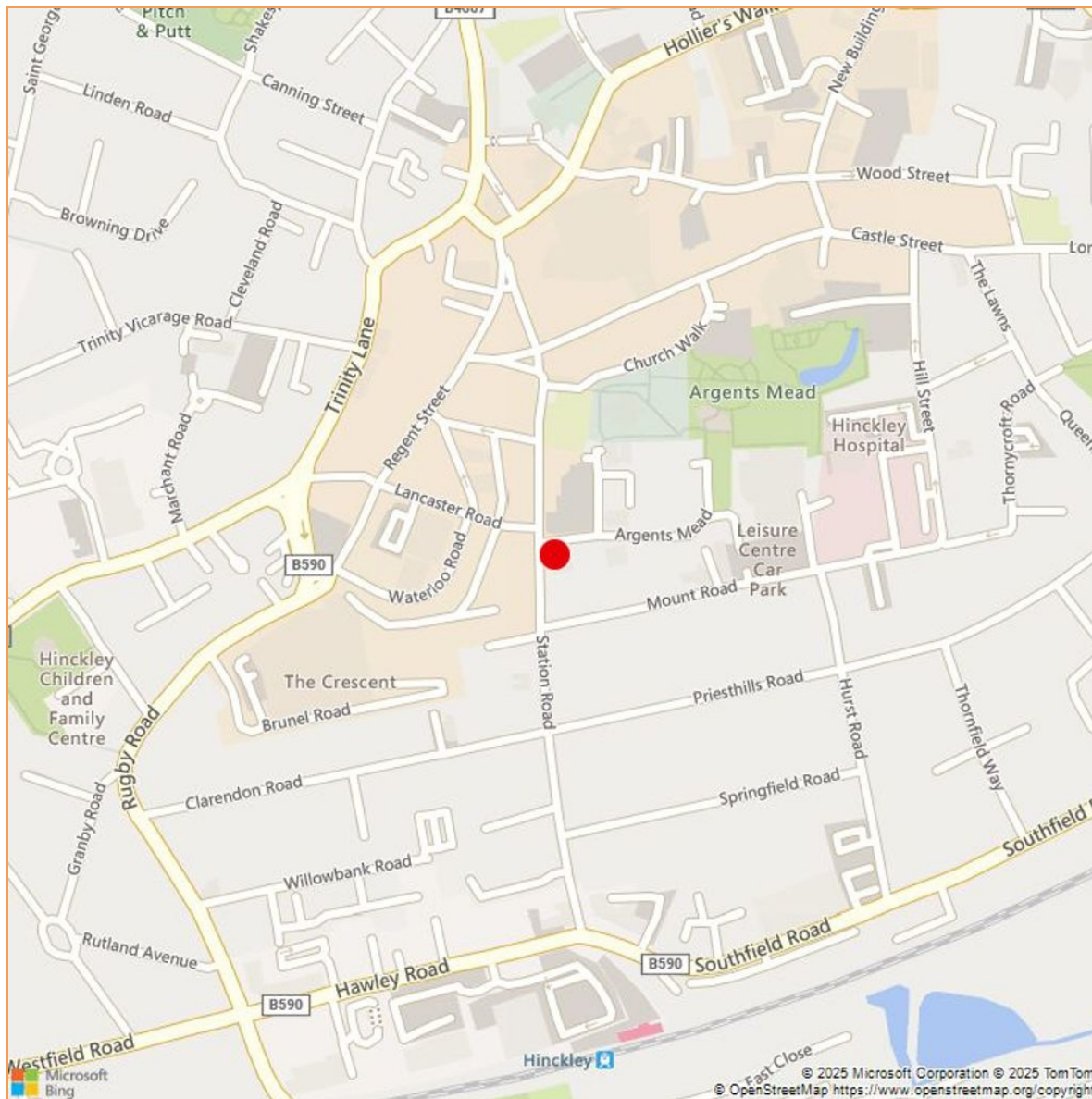
Please note that any plans contained within these particulars are for identification purposes only.

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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