



FOR SALE

FREEHOLD HOT FOOD TAKEAWAY BUSINESS

2 John Street,
Hinckley, LE10 1UY

Well established business



Prominent corner position



Equipment, fixtures and fittings
included



First floor living accommodation



Commercial NIA - 454 sq ft (42 sq m)



LOCATION

The property is located fronting onto the corner of John Street and Charnwood Road. The surrounding area is a mixture of commercial and residential properties, with Derby Road and Leicester Road being in close proximity to the property which are two of the routes leading into Hinckley town centre, approximately ¼ mile distant.

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 a well established freehold hot food takeaway business located on the fringe of Hinckley town centre.

The accommodation briefly comprises: Ground Floor: retail sales/hot food takeaway with external store. First Floor: Bedroom, Kitchen/Living Room and Bathroom.

Externally, there is a bin store and off street car parking to the front elevation.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Sales	395	36.7
Ground	External Store	59	5.48
NIA Total		454 Sq Ft	42.18 Sq M

SERVICES

We understand all mains services are connected to the subject property. Heating to the upper floor is by way of gas fires.

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: £3,700
Council Tax Band: A

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, at an asking price of £265,000, subject to vacant possession and to include the business and equipment, fixtures and fittings.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC - D(84)

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

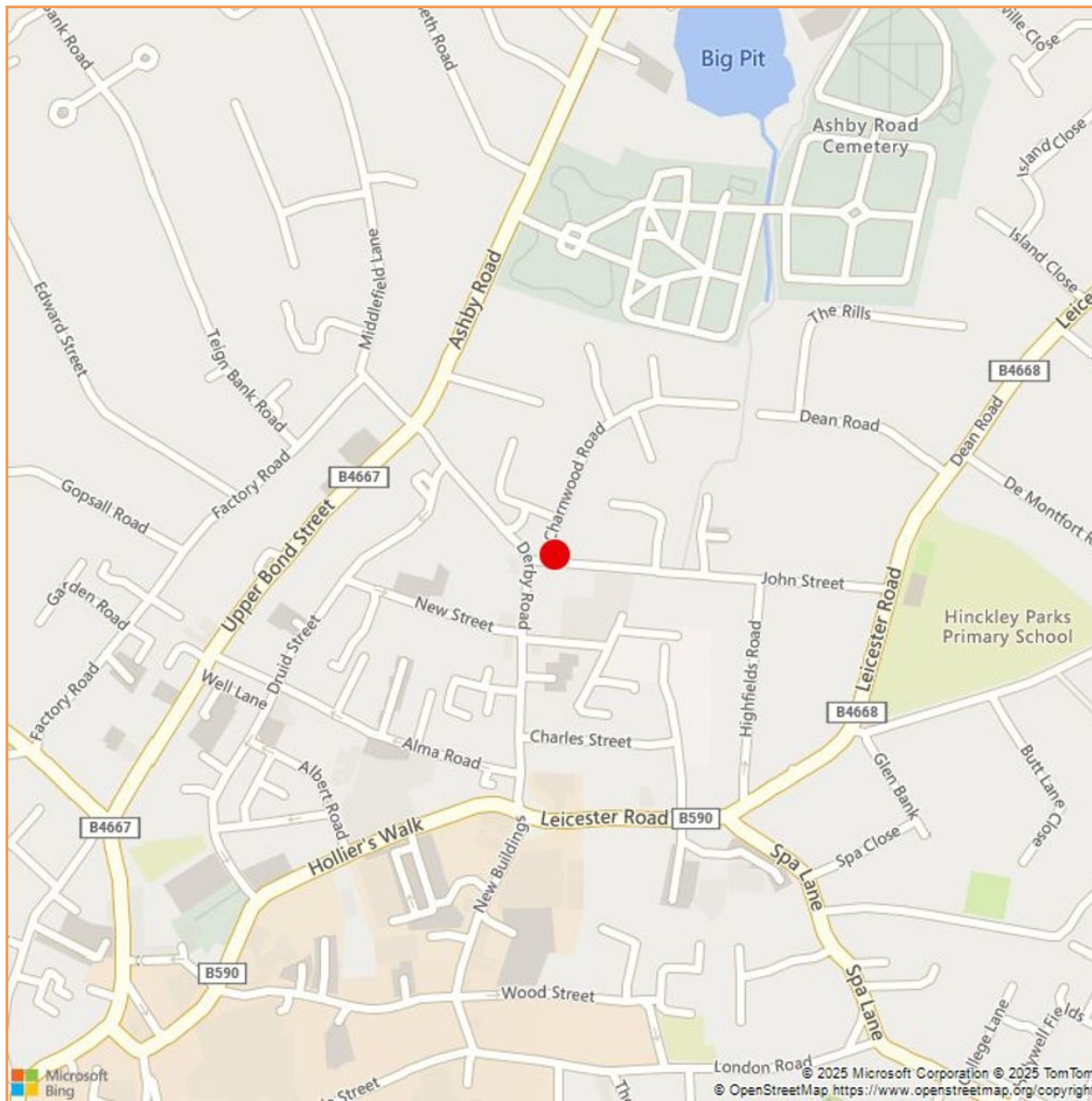
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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.





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.



20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836