



## FOR SALE

GROUND FLOOR COMMERCIAL UNIT

15-17 The Borough,  
Hinckley, LE10 1NL

Shell specification ready for fit out



Short term car parking to the front  
elevation



Variety of commercial occupiers  
nearby, including Nationwide and  
Lloyds Bank



Suitable for alternative uses (STPP)



GIA - 5,425 sq ft (504 sq m)



## LOCATION

The property is located fronting The Borough in Hinckley town centre. There is on street car parking to the front elevation. Nearby occupiers include Lloyds Bank, Nationwide and a variety of independent retailers.

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 a large ground floor commercial unit in the heart of Hinckley town centre.

The property benefits from a double frontage to The Borough and is currently in a shell specification, ready for fit out.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Areas	5,425	503.98
		5,425 Sq Ft	503.98 Sq M

## SERVICES

We understand mains electricity, water and drainage 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: £0 (building undergoing reconstruction)

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available by way of a new long lease at an asking price of £495,000, for a period of 125 years from completion, at a peppercorn ground rent.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - 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](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

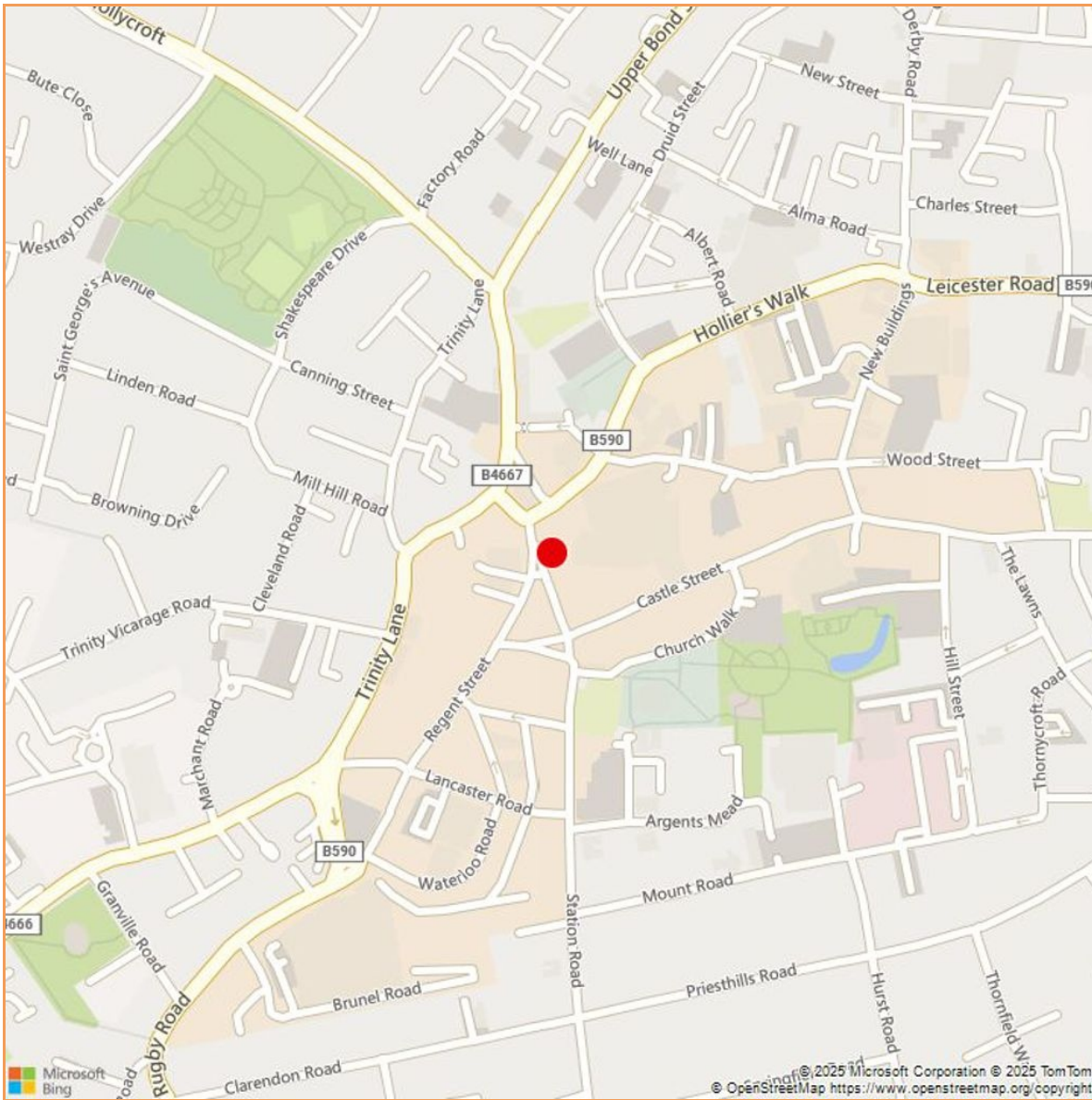
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

### 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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