



## FOR SALE

### RETAIL INVESTMENT PROPERTY

9 Castle Street,  
Hinckley, LE10 1DA

Located in the prime retail pitch of the  
pedestrianised Castle Street in  
Hinckley

\*  
EPC 'B' Rating

\*  
Passing rental £19,500 pax

\*  
Lease until July 2033 with no breaks

\*  
NIA - 903 sq ft (84 sq m)



## LOCATION

The property is located in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include Greggs, Subway, TUI, Clarks, Vodafone and Vision Express.

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 is located approximately 600m from the property and provides regular commuter services to Birmingham New Street and Leicester.

## DESCRIPTION

INVESTMENT PROPERTY FOR SALE - BUSINESS UNAFFECTED. The subject property comprises a prominent retail unit on the pedestrianised section of Castle Street in Hinckley, adjacent to Greggs.

The accommodation comprises a ground floor cafe area, with open kitchen, preparation area and WC. To the first floor, there are store areas. Externally, there is a car park to the rear of the property.

The property benefits from a sliding door frontage along with awning, laminate flooring and a suspended ceiling.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Areas	817	75.9
First	Ancillary	87	8.08
NIA Total		903 Sq Ft	83.89 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the 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: £15,750

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available for sale on a long leasehold basis, based on a new lease of 999 years from completion, at an asking price of £225,000 subject to the occupational lease in effect.

The property is let to M. Behgozin for a period of 20 years from 7 July 2013 with no break options. The passing rent is £19,500 per annum which reflects an attractive net initial yield of 8.5%.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(40)

## 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

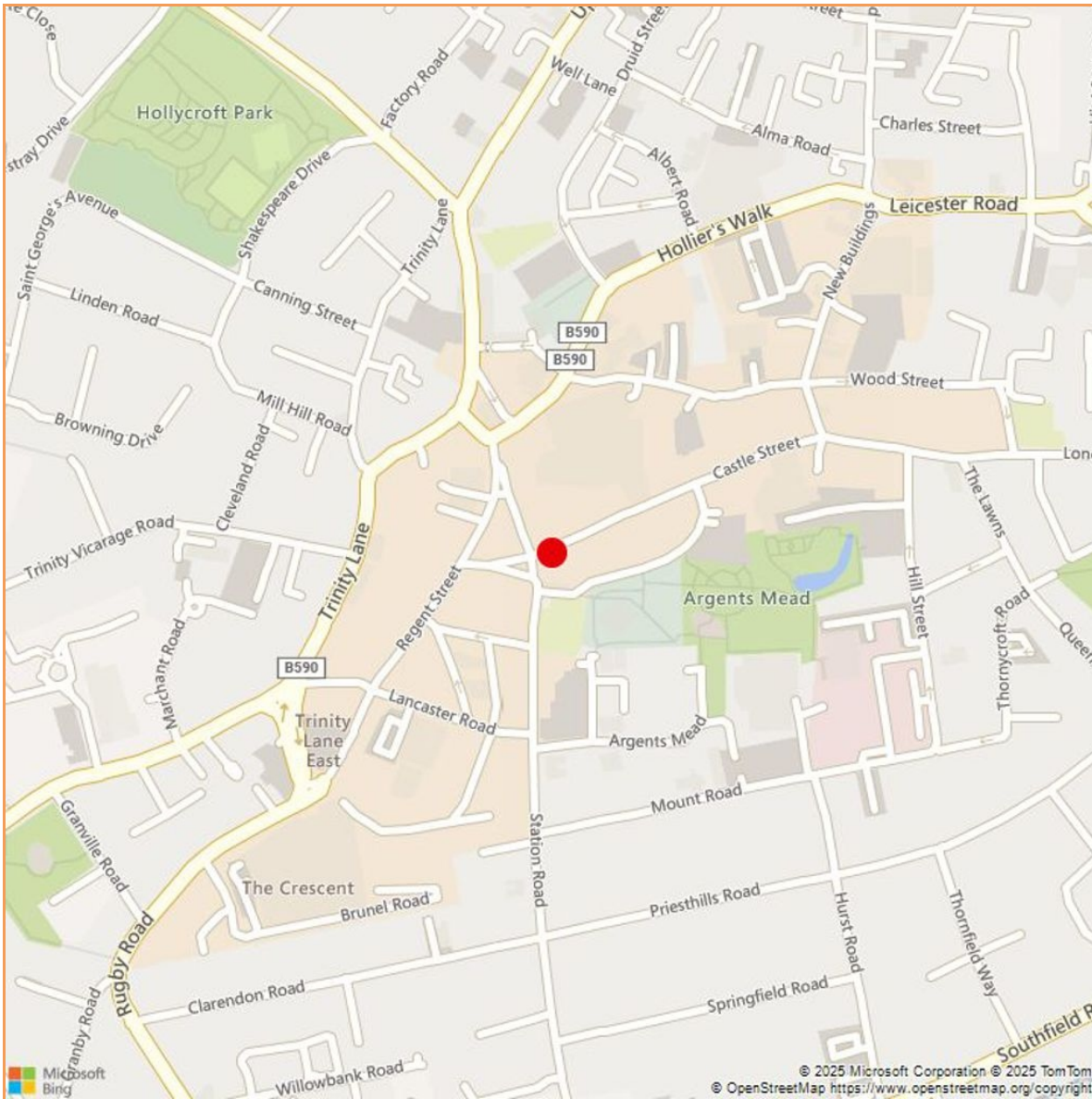
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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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