



## FOR SALE

RETAIL/OFFICE INVESTMENT

Edwards Centre, 1 Regent Street,  
Hinckley, LE10 0BB

Prominent town centre location



Good tenant mix



Passing rent £63,180 per annum



Estimated rental value £76,380 per  
annum



Potential for residential conversion of  
upper floors (subject to planning  
permission)



**wards**  
Commercial

## LOCATION

The subject property is located in a prominent position on the corner of Regent Street and the Horsefair in Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby. Hinckley's recent retail/leisure development 'The Crescent' is 100m from the property with tenants including Loungers, Prezzo, Wildwood and Cineworld.

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. Hinckley railway station offers regular commuter services to Birmingham New Street and Leicester and is circa 0.5 miles from the subject property.

## DESCRIPTION

The subject property comprises a large retail/office block in the heart of Hinckley town centre, arranged over three storeys. To the ground floor, there are three retail units and an office/drivers room. To the first and second floor there are various office suites.

## ACCOMMODATION

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

		SQ FT	SQ M
4 Edwards Centre	L A Nails	1,297	120.49
2-3 Edwards Centre	Scope	2,826	262.54
1 Edwards Centre	Don Fenticas Ltd	1,029	95.59
8 The Horsefair	Centrebus Holdings Ltd	235	21.83
First Floor	Brearley Foster	922	85.65
Suites 4 & 5	Innerbeing Wellness	1,019	94.67
Suites 6 & 7	Vacant	1,264	117.43
Suite 8	Vacant	483	44.87
NIA Total		9,075 Sq Ft	843.07 Sq M

## SERVICES

We understand all mains services are connected to the subject property.

## TENURE

The Freehold interest in the subject property is available, subject to the occupational agreements in place, at an asking price of £900,000.

The passing rent is £63,180 per annum exclusive which reflects a Net Initial Yield of 6.7% based on the asking price. The estimated rental value is £76,380 per annum, assuming the letting of the vacant office and stepped rent for 1 Edwards Centre from May 2026, allowing for a reversionary yield of 8.5%.

Tenancy schedule available upon request.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Ground Floor: 1 Edwards Centre - E(125), 2-3 Edwards Centre - D(91), 4 Edwards Centre - E(125) and 8 The Horsefair - B(50)

First Floor - to be supplied

Second Floor - Suite 4 - G(180), Suite 5 - G(204), Suite 6 - G(172), Suite 7 - G(157) and Suite 8 - G(190).

## 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.



