



FOR SALE

PRIME RETAIL INVESTMENT

13-15 Castle Street,
Hinckley, LE10 1DA

13 - let to Savers Health and Beauty Ltd
expiring January 2036 at £25,000 pax



15 - let to Sportswift Ltd t/a Card
Factory expiring September 2027 at
£22,500 pax



Total passing rent £47,500 pax
reflecting attractive NIY of 6.75%



Longer term development potential to
convert uppers to residential



NIA - 5,651 sq ft (525 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 EE, Cancer Research, Vodafone, The Works and Cards Direct.

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

RETAIL INVESTMENT OPPORTUNITY - TENANTS UNAFFECTED. The subject property comprises two prime retail units let to national retailers in the prime retailing pitch of Hinckley town centre.

13 Castle Street is let to Savers Health and Beauty Limited and 15 Castle Street is let to Sportswift Ltd t/a Card Factory. Both units comprise a highly prominent retail premises, arranged over three floors, which benefit from ancillary stores, kitchen and WC facilities to the rear and above.

Externally, there is a shared yard area to the rear of the properties, accessed from Church Walk.

There may be future development potential (STPP) to convert the upper parts to residential.

ACCOMMODATION

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

		SQ FT	SQ M
13 Castle Street	Let to Savers Health & Beauty Ltd	2,780	258.26
15 Castle Street	Let to Sportswift Ltd t/a Card Factory	2,871	266.72
NIA Total		5,651 Sq Ft	524.98 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to each 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:

13 Castle Street - £27,500
15 Castle Street - £25,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to the leases in effect, at an asking price of £675,000.

13 Castle Street is let to Savers Health and Beauty on an FRI (subject to a Schedule of Condition) lease expiring 31 January 2036 at a passing rent of £25,000 pax. Tenant break dates 31 January 2029 and 2031 (subject to 6 months prior written notice). Upwards only rent review 12 January 2031 to open market rental value.

15 Castle Street is let to Sportswift Ltd t/a Card Factory on an FRI (subject to a Schedule of Condition) lease expiring 28 September 2027 at a passing rent of £22,500 pax. The tenant did not operate their break option dated 28 September 2025.

The total passing rent is £47,500 pax which reflects an

attractive Net Initial Yield of 6.75%, based on the asking price.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

13 Castle Street - C(60)
15 Castle Street - C(74)

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

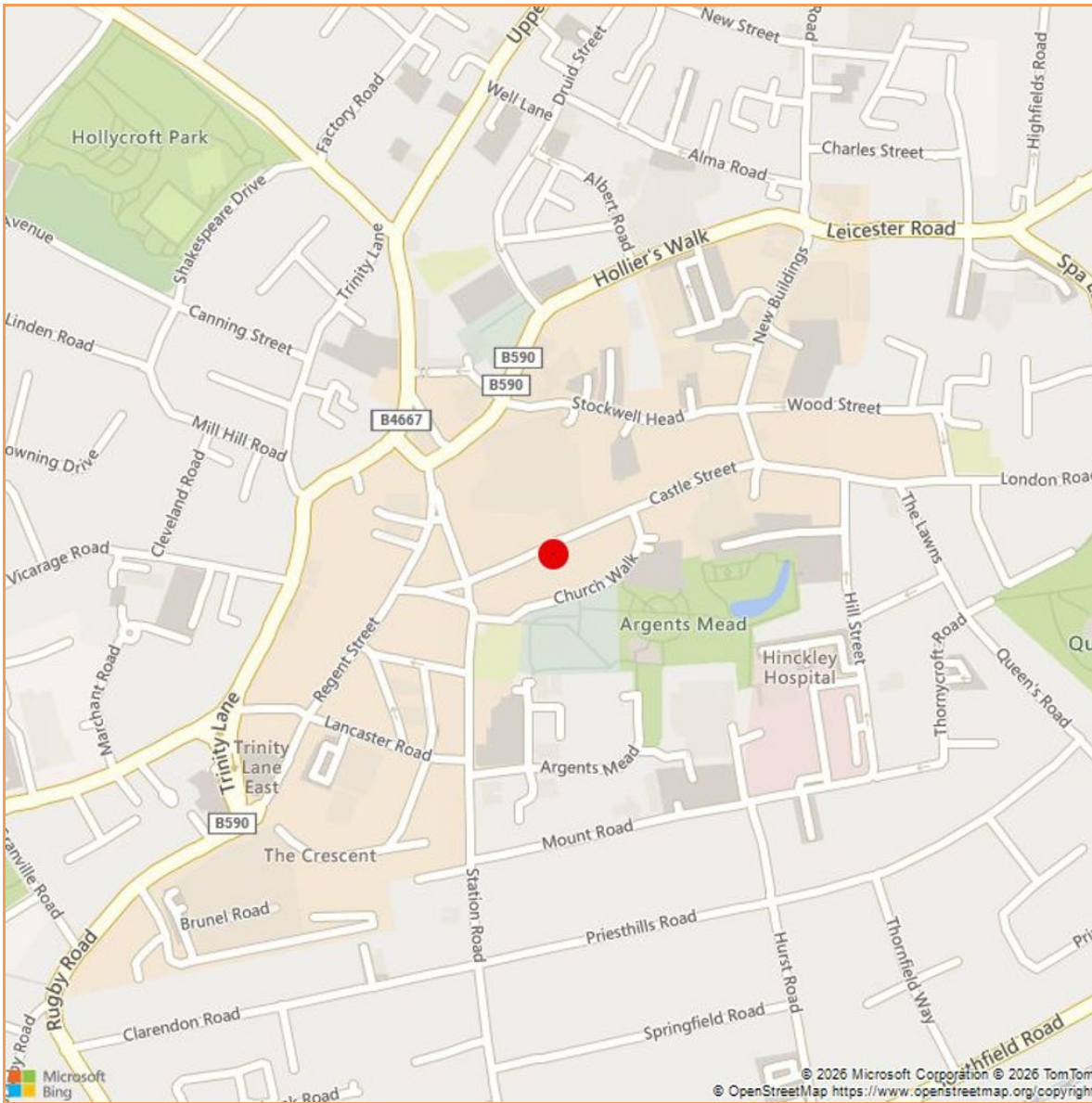
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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.

Ward Surveyors Limited - Registered in England No.4567836