

**FREEHOLD RETAIL  
INVESTMENT**

**FOR SALE**

**1, 1A & 1B NEW BUILDINGS  
HINCKLEY  
LEICESTERSHIRE**



- **Rent Income £14,750 p.a. excl**
- **Let to Countrywide Estate Agents**
- **Reversion 31 March 2016**
- **Good Secondary Retail Frontage on edge of Central Pedestrianised Shopping Core**

**Commercial Property Consultants**

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**COMMERCIAL**



### LOCATION

The premises occupy a good secondary retail frontage on the edge of the town's pedestrianised central shopping core.

Neighbouring occupiers include **Your Move Estate Agents**, **Connell Estate Agents**, and **Independent Mortgage Centre (Financial and Professional Services)** with the **Co-operative Department Store** close by.

Hinckley is a market town having a resident population of 100,141 (census 2001) strategically located at the hub of the Midlands motorway networks some 12 miles south west of Leicester and 11 miles north east of Coventry.

### ACCOMMODATION

#### **GROUND FLOOR**

Sales Area	43.8m <sup>2</sup>	(471ft <sup>2</sup> )
Office	7.4m <sup>2</sup>	( 80ft <sup>2</sup> )
Kitchen	4.8m <sup>2</sup>	( 52ft <sup>2</sup> )
Store		
WC		

#### **FIRST FLOOR**

Office 1 Front	18.5m <sup>2</sup>	(199ft <sup>2</sup> )
Office 2 Front	14.3m <sup>2</sup>	(154ft <sup>2</sup> )
Office 3 Rear	14.4m <sup>2</sup>	(155ft <sup>2</sup> )
Kitchen	8.3m <sup>2</sup>	( 89ft <sup>2</sup> )
Bathroom/WC		

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<b>TOTAL NET INTERNAL FLOOR AREA</b>	<b>111.5m<sup>2</sup></b>	<b>(1200ft<sup>2</sup>)</b>
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**NB. All dimensions and floor areas are approximate.**

### RATING ASSESSMENT

Rateable Value: £10,000

### LEASE

The premises are let to Countrywide Estate Agents on a full repairing and insuring lease for a term of ten years from 1<sup>st</sup> April 2006 with provision for upwards only rent review.

### RENT

The passing rent is £14,750 per annum exclusive. The rent review due 1<sup>st</sup> April 2011 remains outstanding.

### TENURE

The freehold is offered for sale subject to and with the benefit of the existing tenancy.

### PRICE

Offers are invited. **Guide Price £165,000**

### VALUE ADDED TAX

Value Added Tax will not be payable on the purchase price.

### VIEWING

By arrangement through the Sole Agents.

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**SUBJECT TO CONTRACT**

### **MISREPRESENTATION ACT 1967**

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