



Clarence House, 14 Market Place, Hinckley, Leicestershire, LE10 1NT

A mixed investment for sale freehold in the centre of Hinckley

Current income from the occupied space is £64,000

Vacant GF and FF former Yorkshire bank ERV £35,000

Total Building area is Circa 7,400 Sq Ft

Total potential rental income £99,000

Location

The property occupies the corner of Market Place and fronts on to the Borough. The popular market operates adjacent to the property and is there on a Monday, Friday and Saturday. The town has a smaller shopping centre call the Britannia shopping centre close by which boasts the new Crescent scheme which is now open and trading. It is located within walking distance from the town centre and is anchored by a Sainsbury's superstore, Cineworld multiplex and Simply Gym. Other outlets are secured by Costa, Burger King, Prezzo and Loungers.

The property is located in the centre of the town of Hinckley, the second largest market town in Leicestershire, after Loughborough. The town is located approximately 15 miles North of Coventry which is easily accessed by the M69 and M1 and approximately 14 miles South West of Leicester.

Property Description

The accommodation is predominantly arranged on ground and first floors within an attractive building having brick and rendered elevations under a pitched and tiled roof. The units are occupied by Barclays Bank, ADA Healthcare and a café. Barclays operate within a split freehold demise part of which is not included in the sale, a substantial portion of the branch - including the first floor - is within the subject property. The lease on the Yorkshire Bank has expired and is now vacant.

Accommodation

Number 1: VACANT – Ground and First Floor previously let to Clydesdale Bank (trading as Yorkshire) (Vacant) 3428 Sq Ft

Number 3: Harris/Shipway (Café Rio) 1064 SQ FT ground floor only - Rent £30,000 - expires 31/05/2021 no breaks

Number 5: Barclays Bank PLC - 1913 SQ FT - ground and first floor - Rent £28,000 - expires 21/06/2027 - break at 21/6/2022

Number 3A: - 1000 SQ FT inc entrance lobby - Rent £6,000 - 3 year lease from 2020

Amenities

Located in the heart of Hinckley town centre close to all retail and leisure amenities within this market town.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Service Charge

Management information is available on request, service and management fees are paid on addition to the rent by all tenants

Terms

Offered for sale as a freehold investment at a price in excess of £825,000

Rates

Please contact the relevant local authority for rates information or the Valuation office agency at www.voa.gov.uk

VAT

VAT will be charged on the purchase price as the property is elected to tax

Legal Costs

Each party is responsible for their own legal fees.

Viewing

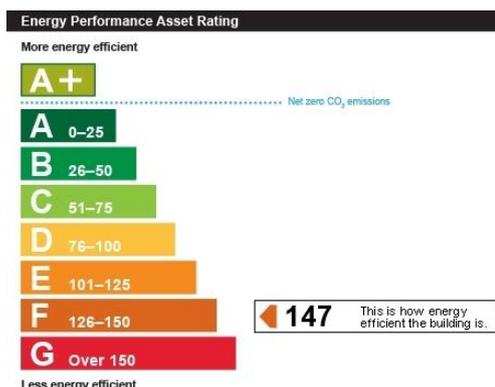
Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

No Parking is included with the property. Town centre short and long term parking is available

Other

Finance may be available through Independent Financial Brokers and P & F Commercial would be please to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details



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