



Tel: 01455 251771 Fax: 01455 251989 E-mail: [info@cascom.co.uk](mailto:info@cascom.co.uk)

**FOR SALE OR TO LET**

**NEW OFFICE/WORKSHOP**



**8 & 10 THE QUARTERS**  
**DRUID STREET**  
**HINCKLEY**  
**LEICESTERSHIRE**

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NOTE RE SERVICES. ELECTRICAL, WIRING AND HEATING APPLIANCES : None of these items have been tested. We would recommend that any interested parties check these items to their satisfaction.

## **LOCATION**

The Quarters comprise of a mixed use development around the corner of Druid Street and New street, comprising of 36 residential units (houses & flats) and eight commercial units. Six commercial units known as the Silk Warehouse front Druid Street and two units known as 8 & 10 The Quarters with parking at the rear of the building with entry via New Street with pay and display parking available on Druid Street opposite to the units.. Nearby commercial occupiers range from traditional textile industries, plumbers merchants and a builders workshop.

Hinckley is a market Town with a population in the order of 55,000 (Local Authority 87,000) 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.

## **DESCRIPTION**

The quarters fronts on to Druid Street and is a three story development providing 2 office/workshop units on the ground floor with residential apartments on the first and second floors. The ground floor office/workshops incorporate an open plan work space with a smaller workspace for a copy room or kitchenette. Both properties have there own WC facilities. Both units can be accessed from Druid Street and the main development entrance on New Street with 1 parking space per unit.

## **ACCOMODATION**

Measurements on a Net Internal Floor Area Basis

| <b>Unit No</b> | <b>Sq Ft</b> | <b>Sq M</b> |
|----------------|--------------|-------------|
| Workshop 1     | 543          | 50.4        |
| Workshop 2     | 525          | 48.7        |

## **SERVICES**

Mains electricity, water, gas and drainage are connected to the property. Each unit benefits from a central heating system.

## **RATES**

As a result of web enquiry only, the entries appearing in the Rating List of the Hinckley and Bosworth Borough Council on 13 July 2009 were:

Rateable Value: Workshop 1 - £2750  
Workshop 2 - £2750

The actual liability may be subject to relief and / or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

## **TENURE**

### **LONG LEASHOLD**

The properties will each be offered on a long leasehold (virtual freehold) interest of approximately 125 years at a ground rent of £100.00 per year. Each property owner will be responsible for the payment of a service charge to cover external building maintenance, block insurance, site up keep etc.

First year service charges to be advised.

## **LEASEHOLD**

|            |                            |
|------------|----------------------------|
| Workshop 1 | £6,500 per annum exclusive |
| Workshop 2 | £6,300 per annum exclusive |

## **PLANNING**

The offices/workshops shall be used for the purposes of B.1 under the Town & Country Planning Use Classes Order 1987 as amended.

## **PURCHASE PRICE**

Units are available at the following prices:

| <b>Unit No</b> | <b>Purchase price</b> |
|----------------|-----------------------|
| Workshop 1     | £105,000              |
| Workshop 2     | £100,000              |

## **FOR FURTHER INFORMATION AND VIEWING**

**STRICTLY** by prior telephone appointment with the selling agents, Castle Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

**Please note:** A charge of £57.50 (£50.00 + VAT) will be made to any party making an application to rent the subject property.

## **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.

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.

Revision 1 – BM 8 & 10 The Quarters Hinckley  
16/06/09