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FOR SALE

**COMMERCIAL PREMISES WITH POTENTIAL LIVING
ACCOMODATION SUBJECT TO PLANNING**



14 LOWER BOND STREET
HINCKLEY
LEICESTERSHIRE
LE10 1QU

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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 property is situated fronting onto Lower Bond Street Hinckley on the fringe of Hinckley Town centre located directly between Midsat and Premier Digitals.

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 subject property essentially comprises of a mid-terrace building offering retail accommodation to the ground floor, together with potential living accommodation at first and second floor. The property is in need of some modernisation and refurbishment and currently offers the following accommodation on a net internal floor area basis:

The accommodation offered by the property on a net internal floor area is as follows.

Ground Floor

Principal Area	296 sq ft	27.4 sq m
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First Floor

Office	227 sq ft	21.0 sq m
Kitchen	125 sq ft	11.6 sq m

Second Floor

Front Store	262 sq ft	24.3 sq m
Rear Store	74 sq ft	6.8 sq m

Shower Room with WC facilities.

Total	984 sq ft	91.4 sq m
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Externally there is one off road parking space to the front of the property and to the rear is a small yard area with WC.

RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: £2,750.00

THIS IS NOT THE AMOUNT PAYABLE

TENURE

We are advised that the property is available Freehold with vacant possession.

PURCHASE PRICE

Offers in the order of £100,000 are sought for the benefit of the Freehold interest.

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs in the sale of the 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 4 – BM (14 Lower Bond St, Hinckley)
05/12/08