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## **FOR SALE**

### **FREEHOLD RETAIL PREMISES TOGETHER WITH ANCILLARY BUILDINGS**



**62 CASTLE STREET**  
**HINCKLEY**  
**LEICESTERSHIRE**  
**LE10 1DD**

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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 subject property fronts on to Castle Street on the prime pedestrianised area of Castle Street with elements running through to Stockwell Head.

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 property we are able to offer has three distinct elements. The front element to Castle Street comprises of a retail sales shop offering accommodation at ground floor with a loft area above, a cold store / preparation building midway between Castle Street and Stockwell Head and a garage fronting on to Stockwell Head. The accommodation relating to each of these properties is as follows.

### **Shop Unit**

Ground Floor	
Average Width	15/8 ft (4.8m)
Depth	16/7 ft (5.1m)
Sales Area	260 sq ft (24.1 sq m)
Loft	315 sq ft (29.3 sq m)

### **Cold Store / Preparation Building**

Ground Floor	602 sq ft (55.9 sq m)
	213 sq ft (19.7 sq m)
First Floor	602 sq ft (55.9 sq m)
Total	1416 sq ft (131.6 sq m)

<b><u>Garage</u></b>	320 sq ft (29.7 sq m)
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We would consider that subject to planning permission the site has development prospects and we would recommend that prospective purchasers speak to the Planning Department at Hinckley & Bosworth Borough Council on 01455 238141 in connection with the same. There is an emerging Master Plan in relation to the town centre.

## **LOCATION PLAN**

For identification purposes only the extent of the property and the land relating to the same is shown approximately edged green on the attached plan. As would be noted from the key to the plan, there is a footpath that crosses the site from Castle Street to Stockwell Head.

## **SERVICES**

We understand mains electricity, water and drainage are connected to the site.

## **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 on 29<sup>th</sup> March 2007 were:

Rateable Value: £11,500 – subject to confirmation  
**THIS IS NOT THE AMOUNT PAYABLE**

## **TENURE**

We are able to deliver the freehold interest up with vacant possession.

## **PRICE**

Reasonable offers are invited for 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.

## **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 (62 Castle St, Hinckley) 01/04/08