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FOR SALE

**LOCK UP SHOP UNIT 281 SQ FT (26.1 SQ M) WITH SELF
CONTAINED FLAT ABOVE**

(SHOP TO LET ON ITS OWN)



40 AND 40A COVENTRY ROAD
HINCKLEY
LEICESTERSHIRE
LE10 0JT

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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 is located in a secondary parade of shops just outside Hinckley town centre opposite the Leisure Centre.

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 lock up shop unit to the ground floor with a self contained residential flat to the first and second floor above.

Retail Premises

Net Frontage 10 ft widening to 10 ft 10 (3.1 m to 3.3 m)

Max Shop Depth 27 ft 8 (8.4 m)

Sales Area 281 sq ft (26.1 sq m)

Separate WC

Residential Flat

The residential flat benefits from its own access from Coventry Road and stairway at the rear. The accommodation is on two levels with the 2 bedrooms being on the second floor.

Lounge 203 sq ft (18.8 sq m)

Kitchen 132 sq ft (12.2 sq m)

Shower room containing shower cubicle, wash hand basin and WC

Bedroom 1 114 sq ft (10.5 sq m)

Bedroom 2 100 sq ft (9.2 sq m)

SERVICES

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

RATES/COUNCIL TAX

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 24th July 2007 were:

Rateable Value: Shop- £3600

Council Tax: Flat- Band A

THIS IS NOT THE AMOUNT PAYABLE

TENURE

FREEHOLD

We are able to deliver up the freehold interest in the subject property with vacant possession in respect of the retail shop unit.

The residential flat is occupied under a tenancy agreement with a rental of £300 per calendar month exclusive. This information has been supplied by the vendors and we have not had sight of the lease.

LEASEHOLD

A new internal repairing and insuring lease of flexible duration on the ground floor shop is available at a commencing rental of £3750 pax

RIGHTS OF WAY, ENCUMBRANCES ETC

We understand that there are rights of access to the left hand side of the property and also the staircase at the rear which serves access to two other flats.

PRICE

Offers in the order of £150,000 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.

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 (40 Coventry Rd) 21/12/07