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FOR SALE
(MAY LET)

NEW RETAIL UNIT



THE SILK WAREHOUSE
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 a mixed use development around the corner of Druid Street and New street, comprising of 36 residential units (houses & flats) and six commercial units. The six commercial units known as the Silk Warehouse front onto Druid Street 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 Silk Warehouse fronts on to Druid Street and is a two story development providing 3 units on the ground floor and 3 on the first. The ground floor accommodation incorporates 1 retail unit, with the remaining 5 elements being for workshops/offices. The Silk Warehouse development mimics the style of the traditional hosiery building that was formerly on site.

The retail unit has access directly on to Druid Street as does one of the self contained first floor workshop/offices. The remaining units have rear access. Each unit will benefit from one car space within the development

ACCOMODATION

Measurements on a Net Internal Floor Area Basis

| Unit No | Sq Ft | Sq M |
|-------------------|--------------|-------------|
| Retail GF LH Unit | 624 | 57.9 |

SERVICES

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

RATES

Not yet assessed.

TENURE

The property will 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 charge in this regard are as follows:

| Unit No | 1st Yr charges |
|----------------|----------------------------------|
| Retail Unit | £709.64 |

PLANNING

The retail unit shall be used for the purposes of A.1 under the Town & Country Planning Use Classes Order 1987 as amended.

PURCHASE PRICE

Units are available at the following prices:

| Unit No | Purchase price |
|-------------------|-----------------------|
| Retail GF LH Unit | £95,000 |

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 £58.75 (£50.00 + VAT) will be made to any party making an application to rent the subject property to cover the cost of taking references and a credit check.

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.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Revision 1 – BM The Silk Warehouse Hinckley 22/09/08