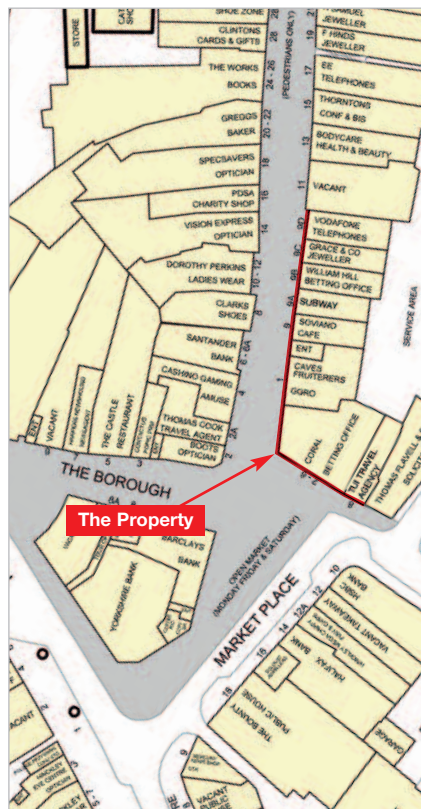


Hinckley **1/9D Castle Street** **and 8 Market Place** **Leicestershire** **LE10 1DA**

- **Town Centre Freehold Shop, Office and Residential Investment**
- Comprising eight shop units with first and second floor offices and one flat above
- 25 space car park to rear
- Pedestrianised position
- Total Current Rents Reserved
£163,409 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Hinckley, with a population of 45,000, is the second largest town in Leicestershire. Located 12 miles south-west of Leicester and 4 miles north-east of Nuneaton. The town benefits from good road and rail communications. Junction 1 of the M69 motorway, which runs between the M1 and the M6, is approximately 2 miles to the south and the A5, which also connects with the M42 motorway, is approximately 2 miles to the west. Hinckley Mainline Station also provides regular rail services to Leicester and Nuneaton.
The property is situated on the southern side of the pedestrianised Castle Street, which is the main retailing thoroughfare in the town. The Britannia Centre is accessed from the north side of Castle Street.
Occupiers close by include Dorothy Perkins, Santander, HSBC, Barclays, Clarks, Costa and Greggs. Occupiers in the Britannia Centre include Superdrug, New Look, Wilkinson and Argos.

Description
The property is arranged on ground and three upper floors to provide eight ground floor shop units (one of which has been sold off on a long lease), the first and second floors provide office accommodation (the second floor having also been sold off on a long lease) whilst the third floor comprises a two bedroom flat. To the rear is a surfaced yard which is accessed off Church Walk and provides loading and parking for approximately 25 cars.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
For EPC Rating please see website.



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Castle Street (Retail)							
1	Ashliford Properties Ltd (sublet)	Ground Floor Shop (Coral) Second Floor Offices			999 years	Peppercorn	
3-5	Caves Fruiterers Ltd	Gross Frontage	10.96 m	(35' 11")	5 years from 24.06.2013 (1) FR & I by way of service charge	£30,000 p.a.	Reversion 2018
		Shop Depth	11.45 m	(37' 7")			
		Built Depth	15.30 m	(50' 3")			
		First Floor Kitchen	5.65 sq m	(61 sq ft)			
9	M. Behgozin	Gross Frontage	6.00 m	(19' 8")	20 years from 08.07.2013 Rent review every 5th year FR & I by way of service charge	£19,500 p.a.	Rent Review 2018
		Shop Depth	14.95 m	(49' 0")			
		Built Depth	17.2 m	(56' 5")			
9A	Subway Realty Ltd	Gross Frontage	5.7 m	(18' 7")	15 years from 08.02.2016 Rent review every 5th year FR & I by way of service charge (capped)	£14,000 p.a. Rising by £1,000 p.a. until 18.02.2020	Rent Review 2026
		Shop Depth	14.7 m	(48' 3")			
		Built Depth	15.3 m	(50' 3")			
9B	William Hill Organization Ltd	Gross Frontage	5.55 m	(18' 3")	20 years from 11.11.2013 (2) Rent review every 5th year FR & I by way of service charge (capped)	£18,000 p.a.	Rent Review 2018
		Shop Depth	16.4 m	(53' 9")			
		Built Depth	17.0m	(55' 9")			
9C	Grace & Co Retail Ltd	Gross Frontage	5.65 m	(18' 6")	5 years from 01.09.2013 (3) FR & I by way of service charge	£22,500 p.a.	Reversion 2018
		Shop Depth	16.7 m	(54' 9")			
		Built Depth	17.2 m	(56' 5")			
		First Floor	55.40 sq m	(596 sq ft)			
9D	Vodafone Limited	Gross Frontage	6.45 m	(21' 2")	10 years from 29.09.2012 (4) Rent review in the 5th year FR & I by way of service charge	£24,000 p.a.	Rent Review 2017
		Shop Depth	16.65 m	(54' 7")			
		Built Depth	17.10 m	(56' 2")			
		First Floor	48.55 sq m	(523 sq ft)			
Market Place							
8	TUI UK Retail Ltd	Gross Frontage	6.7 m	(21' 11")	5 years from 16.10.2012 FR & I	£20,000 p.a.	Reversion 2017
		Shop Depth	19.95 m	(65' 5")			
		Built Depth	20.25 m	(66' 5")			
Castle Street Offices							
1	Vacant (5)	Suite 1 – Room A	160.80 sq m	(1,730 sq ft)	–	–	–
1	Feed the Hungry	Suite 1 - Rooms B & C	45.76 sq m	(493 sq ft)	1 year from 09.07.2016 FR & I by way of service charge	£1,467 p.a.	Reversion 2017
1	Industria Personnel Services Ltd	Suite 3	131.95 sq m	(1,420 sq ft)	6 years from 24.06.2014 (6) FR & I by way of service charge (capped) Rent review 2017	£4,400 p.a. Rising to £5,000 p.a. 25.06.2017	Rent Review 2017
7	N Bloodworth	Suite 2 – Room 1	13.95 sq m	(150 sq ft)	1 year from 01.06.2016 FR & I by way of service charge	£471 p.a.	Reversion 2017
7	S. Hussein	Suite 2 – Room 2	15.40 sq m	(166 sq ft)	1 years from 09.05.2016 FR & I by way of service charge	£498 p.a.	Reversion 2017
7	Vacant (7)	Suite 2 – Room 3	14.77 sq m	(159 sq ft)	–	–	–
7	LNPG Ltd	Suite 2 – Rooms 4 & 5	57.60 sq m	(620 sq ft)	3 years from 13.07.2015 (8) FR & I by way of service charge	£1,717 p.a.	Rent Review July 2017 RPI Linked
7	Singh & Taleu	Suite 2 – Room 6 (Boardroom)	35.65 sq m	(384 sq ft)	2 years from 15.09.2016 FR & I by way of service charge	£1,116 p.a.	Rent Review 2017 RPI Linked
Residential	Individual	Third Floor Flat – Three Rooms, Kitchen, Bathroom			1 year Assured Shorthold Tenancy from 01.09.2011	£4,740 p.a.	Holding over
Car Spaces	Industria Personnel Services Ltd	2 Car Spaces			Monthly Income	£1,000 p.a. (annualised)	

- (1) Lessee's option to determine 24th June 2017.
(2) Lessee's option to determine every 5th year of the term.
(3) Lessee's option to determine 31st August 2016 (not exercised).
(4) Lessee's option to determine on the 5th anniversary of the term (2017).
(5) Under offer to Noskr Primecare Services Ltd at £5,000 per annum for a 5 year lease. Lease out for agreement.
(6) Lessee's option to determine at end of 3rd year.
(7) Under offer to Refreshment UK (Charity). Draft lease out for engrossment.
(8) Lessee's option to break 13.01.2017

Total £163,409 p.a.