



Hinckley

45-51 Castle Street

Leicestershire

LE10 1DA

- Freehold Retail Parade Investment
 - Pedestrianised location on Castle Street
 - Four shop units
 - Asset management opportunity
 - Rent Reviews 2017
 - Reversions from 2015 (1) (2)
 - Total Current Rents Reserved
- ## £92,750 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure
Freehold.

Location
Hinckley is a popular town, 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 retail thoroughfare in the town. The Britannia Centre is accessed from the opposite side of Castle Street, a short distance to the west. Occupiers within the Britannia Shopping Centre include Argos, New Look, Wilkinson and Superdrug.

Occupiers close by include Co-Operative Department Store, Holland & Barrett, W H Smith, Specsavers Optician, The Carphone Warehouse and Costa.

Description
The property comprises four shops arranged on ground and first floor. The ground floor provides shop sales area whilst the first floors provide ancillary accommodation. No. 51 is presently being used as offices. Shop Nos. 47 and 49 were not inspected by Allsop.

VAT
Please refer to the Special Conditions of Sale.

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

Energy Performance Certificate
For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
51	Prospects Services	Gross Frontage 7.30 m (23' 11") Net Frontage 6.70 m (21' 11") Shop Depth 16.70 m (54' 9") Built Depth 22.00 m (72' 2") Ground Floor 115.60 sq m (1,244.35 sq ft) First Floor 112.80 sq m (1,214.21 sq ft)	For a term of years expiring 31.08.2015 (1) FR & I	£27,900 p.a.	Reversion 2015 (1)
49	Swinfen Catering Meats Ltd (Not presently in occupation but due to occupy shortly)	Gross Frontage 5.55 m (18' 3") Net Frontage 5.10 m (16' 9") Shop Depth 16.40 m (53' 9") Built Depth 17.00 m (55' 9") First Floor (GIA) 112.20 sq m (1,208 sq ft)	A new lease expiring 30.11.2022 Rent review at the 5th year FR & I	£23,000 p.a.	Rent Review 2017
47	Michael Newey (Not in occupation)	Ground & First Floor 163.88 sq m (1,764 sq ft) (Not inspected by Allsop and details provided by the vendor)	10 years from 03.12.2007 Rent review every 5th year FR & I	£27,000 p.a.	Rent Review 2012
45	Age UK	Gross Frontage 4.10 m (13' 5") Net Frontage 1.90 m (6' 3") Shop Depth 25.30 m (83' 0") Built Depth 25.65 m (84' 2") First Floor 36.20 sq m (389.67 sq ft)	For a term of years expiring 11.06.2022 (2) Rent review on 11.06.2017 FR & I	£14,850 p.a.	Rent Review 2017 (2)

(1) There is a break option on 31st August 2014.
(2) There is a break option on 11th June 2017.

Total £92,750 p.a.

