



## 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 motorways, 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 Rail Station also provides regular rail services to Leicester and Nuneaton.

The property is situated on the north side of the pedestrianised Castle Street in the heart of Hinckley town centre. There are a number of public car parks within close proximity to the property, as well as The Britannia Shopping Centre.

Other occupiers close by include Age UK, British Heart Foundation, Holland & Barrett, New Look, Dunelm, WH Smith and Costa Coffee amongst many others.

## Description

The property is arranged on ground and one upper floor to provide two ground floor shops with self-contained office accommodation above, accessed via an entrance fronting Castle Street. To the rear of the property, and accessed off Stockwell Head Road, is a car park for 17 cars.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://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
Unit 1 70 Castle Street	Helimed Trading Company Ltd (t/a The Air Ambulance) (1)	Gross Frontage 8.50 m Net Frontage 6.65 m Shop & Built Depth 16.60 m Ground Floor 96.30 sq m	(27' 10") (21' 10") (54' 6") (1,036 sq ft)	5 years from 07.03.2011 FR & I	£16,000 p.a. Reversion 2016 (2)
Unit 2 72/76 Castle Street	MIND (3) (The National Association for Mental Health)	Gross Frontage 11.65 m Net Frontage 9.50 m Shop & Built Depth 22.05 m Ground Floor 258.70 sq m	(38' 3") (31' 2") (72' 4") (2,784 sq ft)	3 years from 26.06.2015 FR & I	£25,000 p.a. (6) Reversion 2018
First Floor 70/76 Castle Street	Hinckley Town Partnership Ltd	First Floor (4)	159.15 sq m (1,713 sq ft)	5 years from 01.04.2014 FR & I	£10,000 p.a. (5) Reversion 2019

(1) Website Address: [www.theairambulanceservice.org.uk](http://www.theairambulanceservice.org.uk)

The lessee now operates as The Air Ambulance Service Trading Ltd, which is a registered charity (charity number 1098874).

(2) The tenants have suggested a new reversionary lease and negotiations are ongoing. Please refer to online Legal Pack for copy correspondence.

(3) MIND (charity number: 219830) has been an established UK charity for 70 years, and now operates from over 150 stores throughout England and Wales. Website Address: [www.mind.org.uk](http://www.mind.org.uk)

(4) Not measured by Allsop. Floor areas sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

(5) The rent is inclusive of service charge.

(6) The tenant had the benefit of a rent concession which has now lapsed. Please refer to the online legal pack for more information.

**Total £51,000 p.a. (5)**

# Hinckley

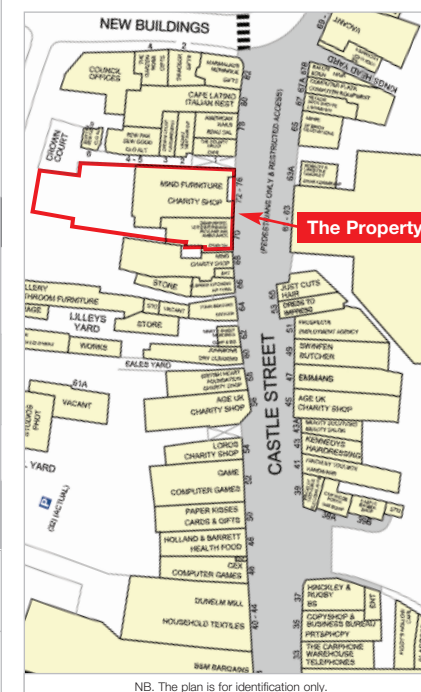
## 70/76 Castle Street

## Leicestershire

## LE10 1DD

- **Freehold Shop and Office Investment**
- Comprising two ground floor shops with office accommodation on first floor
- Pedestrianised town centre location
- Tenants include MIND and the Air Ambulance Service
- Total Current Rents Reserved  
**£51,000 pa (5)**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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