



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 properties comprise four shops arranged on the ground and first floors with ground floor sales areas and first floor ancillary accommodation. No. 51 is presently being used as offices. Shop No. 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.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
62	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 sq ft)	For a term of years expiring 11.06.2022 (1) Rent review on 11.06.2017 FR & I	£14,850 p.a.	Rent Review 2017
63	49	Swinfen Catering Meats Ltd	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
64	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 sq ft) First Floor 112.80 sq m (1,214 sq ft)	For a term of years expiring 31.08.2015 (2) FR & I	£27,900 p.a.	Reversion 2015
65	47	Vacant	Ground & First Floor 163.88 sq m (1,764 sq ft) (Not inspected by Allsop and details provided by the vendor)			

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

Total £65,750 p.a.

Hinckley

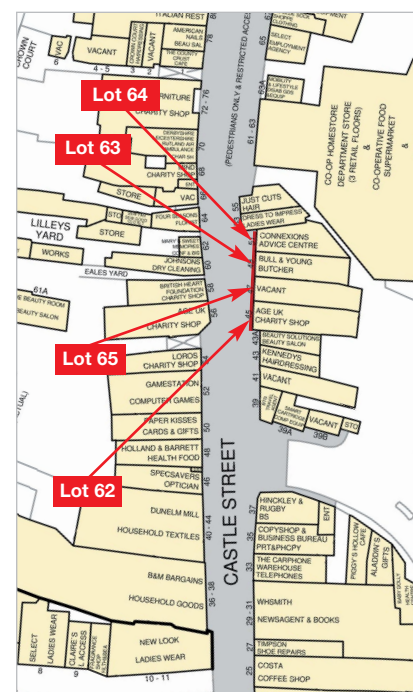
45-51 Castle Street Leicestershire LE10 1DA

- **Freehold Retail Parade Investment**
- To be offered as four Lots
- Pedestrianised location on Castle Street
- Lot 65 No. 47 Vacant
- Rent Reviews from 2017
- Total Current Rents Reserved

£65,750 pa
Plus Vacant Unit

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

allsop



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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