



SITUATION

Located in the town’s main pedestrianised retail thoroughfare amongst such multiple retailers as **Dorothy Perkins, Santander, Holland & Barrett, WH Smith, Specsavers, Carphone Warehouse** and **Costa Coffee**. In addition, **The Britannia Centre** nearby houses a variety of traders including **Argos, New Look, Wilko, Boots, Poundworld** and **Peacocks**.

Hinckley is located approximately 12 miles south-west of Leicester.

PROPERTY

A Grade II Listed mid terraced building comprising a **Ground Floor Double Shop** with internal access to **Ancillary Accommodation** on the first, second and attic floors.

VAT is NOT applicable to this Lot

FREEHOLD

£31,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	34'0"
Internal Width	30'1"
Shop Depth	47'3"
Built Depth	72'6"
Sales Area	Approx. 1,309 sq ft
Store Area	Approx. 723 sq ft
WC	

First Floor

Storage/Kitchen Area	Approx. 1,127 sq ft
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Second Floor (Not Used)

Storage Area	Approx. 681 sq ft
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Attic Floor (Not Inspected)

Total Area Approx. 3,840 sq ft plus Attic

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Cancer Research UK (having over 590 branches) (T/O for Y/E 31/03/2015 £634.9m, Pre-Tax Profit £32.5m and Shareholders’ Funds £400.9m)** for a term of 10 years from 17th June 2016 at a current rent of **£31,000 per annum** exclusive.

Rent Review and Tenant’s Break June 2021



VENDOR'S SOLICITORS
Keith Harvey & Co - Tel: 01858 464 327
Ref: Mrs Sarah Collins - Email: sarah@keithharveyandcompany.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts