

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

34'0" Gross Frontage Internal Width 30'1" 47'3" Shop Depth 72'6" **Built Depth**

1,309 sq ft Sales Area Approx. Store Area Approx. 723 sq ft

WC

First Floor

Storage/Kitchen Area Approx. 1,127 sq ft

Second Floor (Not Used)

Storage Area Approx. 681 sq ft

Attic Floor (Not Inspected)

Approx. 3,840 sq ft plus Attic **Total Area**

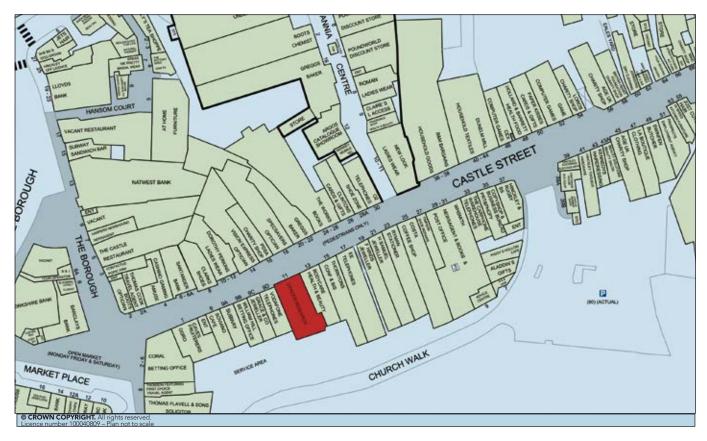
TENANCY

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

11 Castle Street, Hinckley, Leicestershire LE10 1DA





VENDOR'S SOLICITORS

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