



FOR SALE

DETACHED OFFICE BUILDING

33 Station Road,
Hinckley, LE10 1AP

Situated on the fringe of Hinckley
town centre



Arranged over two floors with a
mixture of open plan and executive
offices



Car parking to the front elevation and
large garden to the rear



Potential for residential conversion
(subject to planning permission)



NIA - 2,196 sq ft (204.0 sq m)



LOCATION

The subject property is located fronting on to Station Road in Hinckley being situated in a mixed commercial and residential location with a variety of occupiers nearby, including solicitors, accountants and a dentist being situated on the opposite side of the road to the subject property. Station Road itself leads into Hinckley town centre which is within easy walking distance together with its various amenities. Additionally, at the opposite end of Station Road is the town's railway station together with a Tesco supermarket.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

DESCRIPTION

The subject property comprises detached office premises. We understand that the front section of the property was originally constructed as a residential dwelling and later converted to offices. There is a purpose-built single storey office extension to the rear of the main building which we understand was completed in 2005.

Internally, the offices provide a mixture of open plan and executive offices. There is a disabled WC to the ground floor and a WC and Kitchen to the first floor.

Externally, there is a tarmacadam car parking area to the front of the property for four cars, whilst to the rear of the building is a garden area being at a raised level.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Offices	1,273	118.26
Ground	Ancillary	257	23.88
First	Offices	601	55.83
First	Kitchen	64	5.95
NIA Total		2,196 Sq Ft	204.01 Sq M

SERVICES

All mains services are connected to the subject property. Heating is provided by way of a gas fired central heating system.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £12,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £330,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(81)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

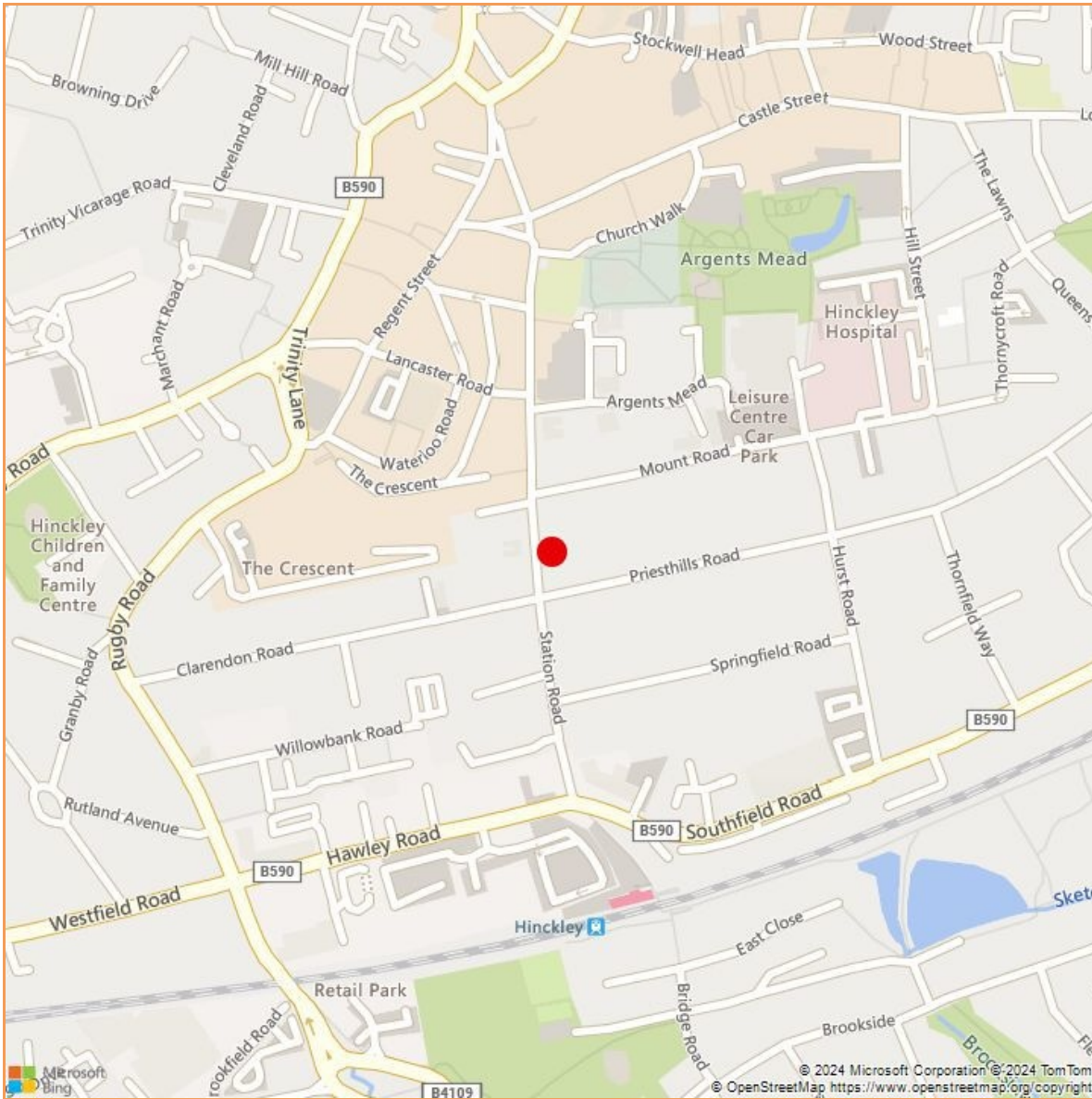
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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Hinckley Leicestershire LE10 1AW

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