



FOR SALE / TO LET

FORMER HOTEL PREMISES

Elm Lea, Ashby Road,
Hinckley, LE10 1SP

16no. Bedrooms (12no. Ensuite)



Commercial Kitchen, Dining Room and
Bar/Lounge



Large, mature gardens to rear



Suitable for a variety of uses (subject
to planning permission)



0.60 acre site area (0.24 ha)

LOCATION

Elm Lea is located in a prime position within Hinckley, being close to the town centre, but also within easy reach of the major routes out of town, including the A47, M69 and A5. The location itself is prominent within the town, with the hotel being visible from some distant due to its distinctive architecture.

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. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The subject property comprises prominent hotel premises constructed of solid brick work surmounted in a pitched and hipped tile roof. The premises features 16 bedrooms, large dining room, commercial-style kitchen, bar and car park to the front, with large, mature gardens at the rear of the property.

In more detail the accommodation comprises of the following: Lower Ground Floor: Staff WC, Laundry Room and fully fitted Commercial Kitchen. Ground Floor: Entrance Hall, Dining Room, Bar/Lounge, Male, Female & Disabled WC facilities, 1no. Ensuite Bedroom and 2no. Bedrooms with Shared Bathroom. First Floor: 9no. Ensuite Bedrooms. Second Floor: 2no. Bedrooms with Shared Bathroom. 2no. Ensuite Bedrooms, one with Private Study and Kitchen. Externally, there are mature gardens and a Workshop and Garage.

The property stands on a plot in the order of 0.60 acres (0.24 hectares).

ACCOMMODATION

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

		SQ FT	SQ M
Lower Ground	Laundry	139	12.91
Lower Ground	Kitchen	351	32.61
Ground	Dining Room	542	50.35
Ground	Bar	380	35.3
Ground	Workshop	377	35.02
Ground	Garage	409	38

SERVICES

We understand mains electricity, gas, water and drainage are connected to the property, which benefits from gas fired central heating.

PLANNING

Planning permission was granted under application 12/00075/FUL with Hinckley & Bosworth Borough Council for a change of use from a Hotel to an Emmaus Community, which is the current planning permission the property is occupied subject to.

Planning permission was previously granted for the demolition of Existing Hotel and 2no. Flats and erection of 24.no Apartments including vehicular access and car parking under reference APP/K2420/A/07/2056151 and extended under 10/00834/EXT.

BUSINESS RATES

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

Council Tax Band G

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £1,200,000. Alternatively, the property is available to lease, on a new full repairing and insuring lease, at a commencing rental of £80,000 per annum exclusive.

LEGAL COSTS

Sale - Each party to bear their own legal costs.
Letting - The ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(46)

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.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

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.

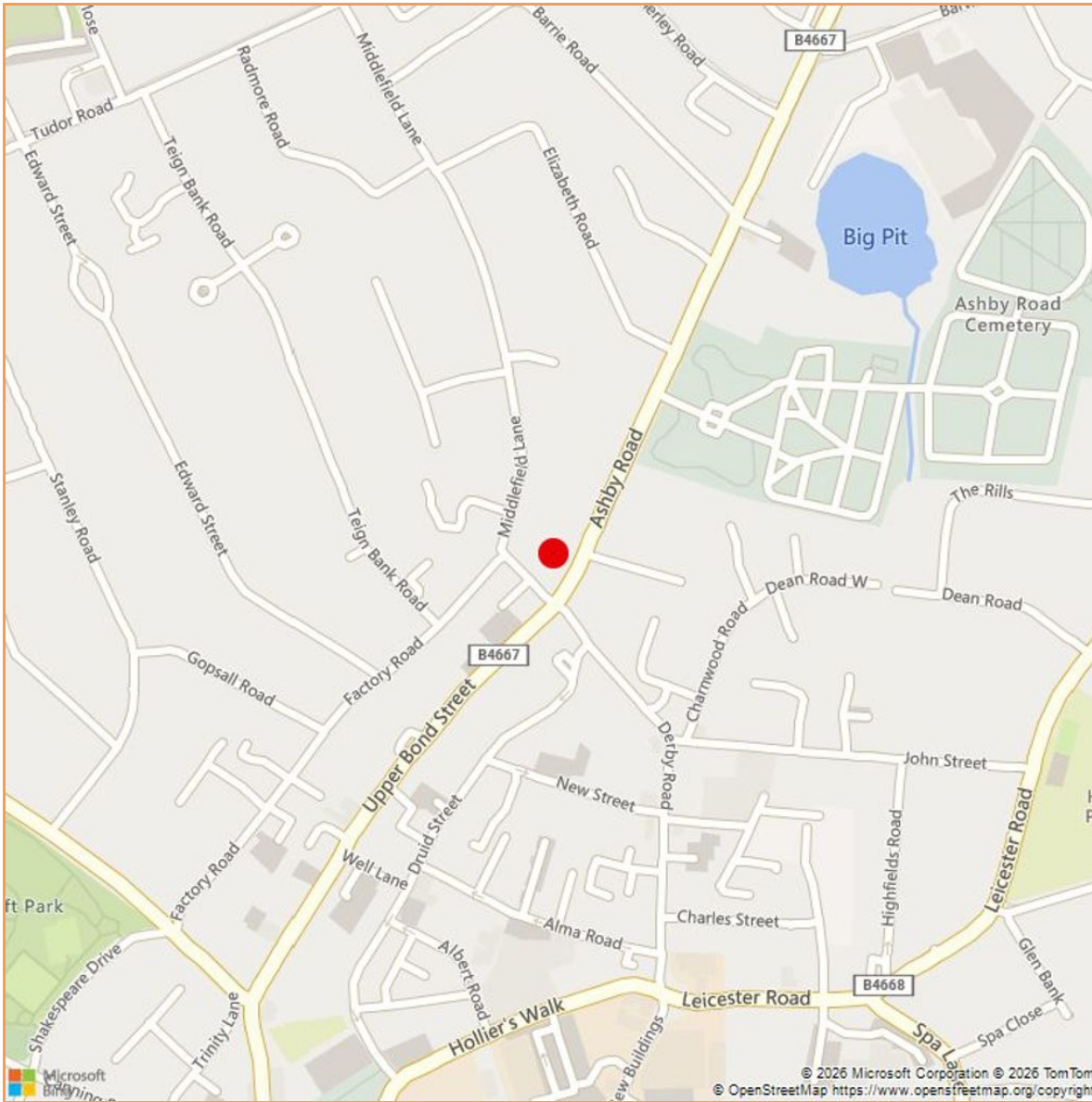
NOTE RE: PLANS

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.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from





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