



FOR SALE / TO LET

CAR SALES AND REPAIR FACILITY

94-106 Upper Bond Street,
Hinckley, LE10 1RL

Extensive 100m to Upper Bond Street



Approximately 30 car sales and 20
parking spaces



Air conditioning to showroom areas



GIA - 7,276 sq ft (676 sq m)



Site Area - 0.58 acres (0.23 hectares)



LOCATION

The property occupies a prominent corner position with extensive approx. 100m frontage to the B4667 Upper Bond Street and return frontage to Factory Road, close to the junction of the same with Derby Road and Middlefield Lane. The surrounding area comprises a mix of commercial and residential uses. Upper Bond Street leads directly to the A447 (Ashby Road) and is a key route on the fringe of Hinckley town centre.

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 property comprises a car sales facility with showroom, workshop and repair accommodation across two buildings. The main building is situated behind the sales forecourt, while the annex occupies the corner of Derby Road and Factory Road.

The main building is of brick construction beneath a pitched part-glazed/part corrugated asbestos roof. It provides reception, service and parts facilities, a vehicle showroom, workshop accommodation with an up-and-over loading door, ramp and rolling road, together with WC facilities. A small mezzanine storage area is located at first floor level and is accessed via ladder.

The annex is of concrete frame construction beneath a combination of pitched corrugated asbestos and flat felt roofs. It provides three interconnected workshop bays accessed via roller shutter and folding metal doors, together with offices and WC facilities at ground floor level. Further offices, kitchen and WC accommodation are provided at first floor level.

Externally, the site is predominantly surfaced in tarmacadam, with the forecourt finished in concrete. Vehicle display areas are located between the buildings and along the Upper Bond Street and Factory Road frontages, with further parking and display space to the rear, providing approximately 30 vehicle display spaces and 20 parking spaces.

ACCOMMODATION

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

		SQ FT	SQ M
Main	Workshop, Showroom & Mezzanine	5,042	468.4
Annex	Workshop, Showroom & Offices	3,057	284
		7,276 Sq Ft	675.94 Sq M

SERVICES

We understand all mains services are connected to the subject property. There is air conditioning to the showroom areas and gas blower heaters to some workshop areas.

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: £66,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Sale - The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £800,000.

Letting - The whole site is available to rent, on a full repairing and insuring basis, at a rental of £72,000 per annum exclusive. Alternatively, the main building is available at £45,000 per annum exclusive and annex at £27,000 per annum exclusive.

LEGAL COSTS

Sale - Each party to bear their own legal costs.

Letting - As is standard, 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 - to be supplied

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.

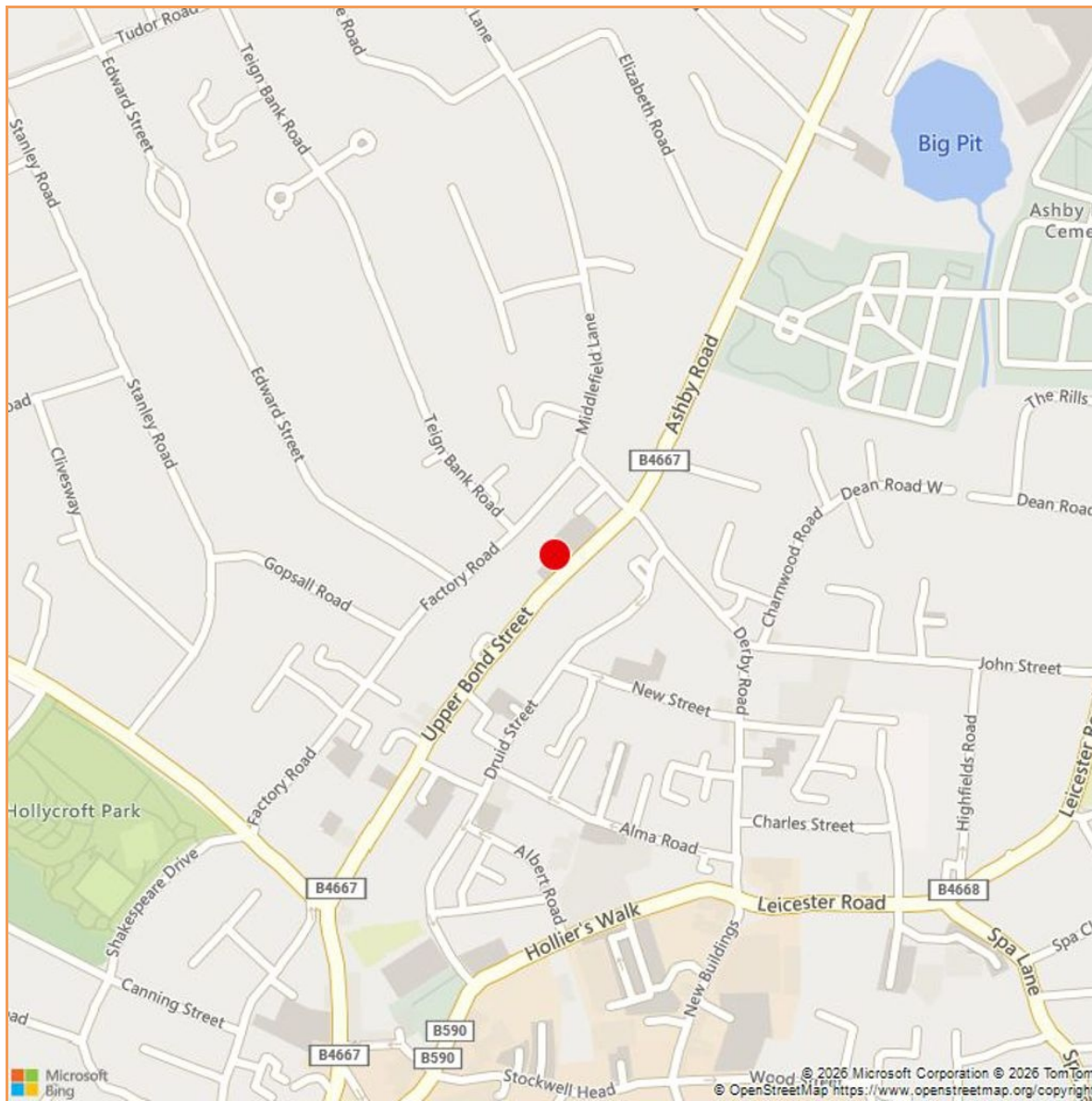
NOTE RE: PLANS

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 the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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