



FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY

Davenport Business Centre, John
Street, Hinckley, LE10 1UZ

Fully let to three tenants



Gross passing rental £121,500 per
annum



Low average passing rent of £2.75 per
sq ft



Residential development potential
(STPP)



GIA - 44,367 sq ft (4121.8 sq m)



LOCATION

The property is located fronting onto both John Street and Victoria Street / Mill View, Hinckley, with access to the same off both streets. The surrounding area is a mixture of commercial and residential properties, with Derby Road and Leicester Road being in close proximity to the property which are two of the routes leading into Hinckley town centre, approximately ¼ mile distant.

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, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

DESCRIPTION

The subject property comprises a former two-storey hosiery factory which has been converted to form individual commercial units within the same. There are communal loading areas serving the majority of the units, together with some communal toilet facilities. The units themselves are situated at both ground and first floor level, with the first floor areas benefiting from lift access. There is a parking area for the property offering 22 spaces accessed from John Street, a further 15 spaces on Victoria Street and an additional 3 spaces adjacent to the property on Victoria Street. The floor areas do not include the communal loading and corridor areas, which are also extensive. The total site area is in the order of 1.01 acres (0.41 hectares).

ACCOMMODATION

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

		SQ FT	SQ M
Unit 1	Skinwear Ltd	2,633	244.61
Unit 2 & 3	Live LX Ltd	5,850	543.46
Unit 4 & 6	Skinwear Ltd	11,862	1,101.98
Unit 5	Skinwear Ltd	3,890	361.38
Unit 7, 8, 8A & 9	Locoser Ltd	20,132	1,870.26
		44,367 Sq Ft	4,121.69 Sq M

SERVICES

All mains services are connected to the property, with the gas and electricity supplies being sub-metered for individual units. The water charges are paid via the service charge for the property.

TENURE

The Freehold interest in the property is available at an asking price of £1,500,000, subject to formal leases that are in place, which are drawn on internal repairing and insuring terms together with a service charge to cover the maintenance of the communal areas. The landlords are responsible for repairs to the structure of the building. Brief lease details as follows:

Unit 1 - expiring 31/08/2027 - £10,500 pax
Unit 2 & 3 - expiring 24/07/2030 - £20,000 pax
Unit 4 & 6 - expiring 31/08/2027 - £41,500 pax
Unit 5 - expiring 31/08/2027 - £15,500 pax
Unit 7, 8, 8A & 9 - expiring 09/03/2032 - £34,000 pax

Gross Passing Rent - £121,500 pax

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Ratings - Unit 1 (C53), Unit 2 (C58), Unit 3 (D83), Unit 4 & 6 (C54), Unit 5 (D89), Unit 7 (E120), Unit 8 (D100), Unit 8A (E117) and Unit 9 (D86).

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

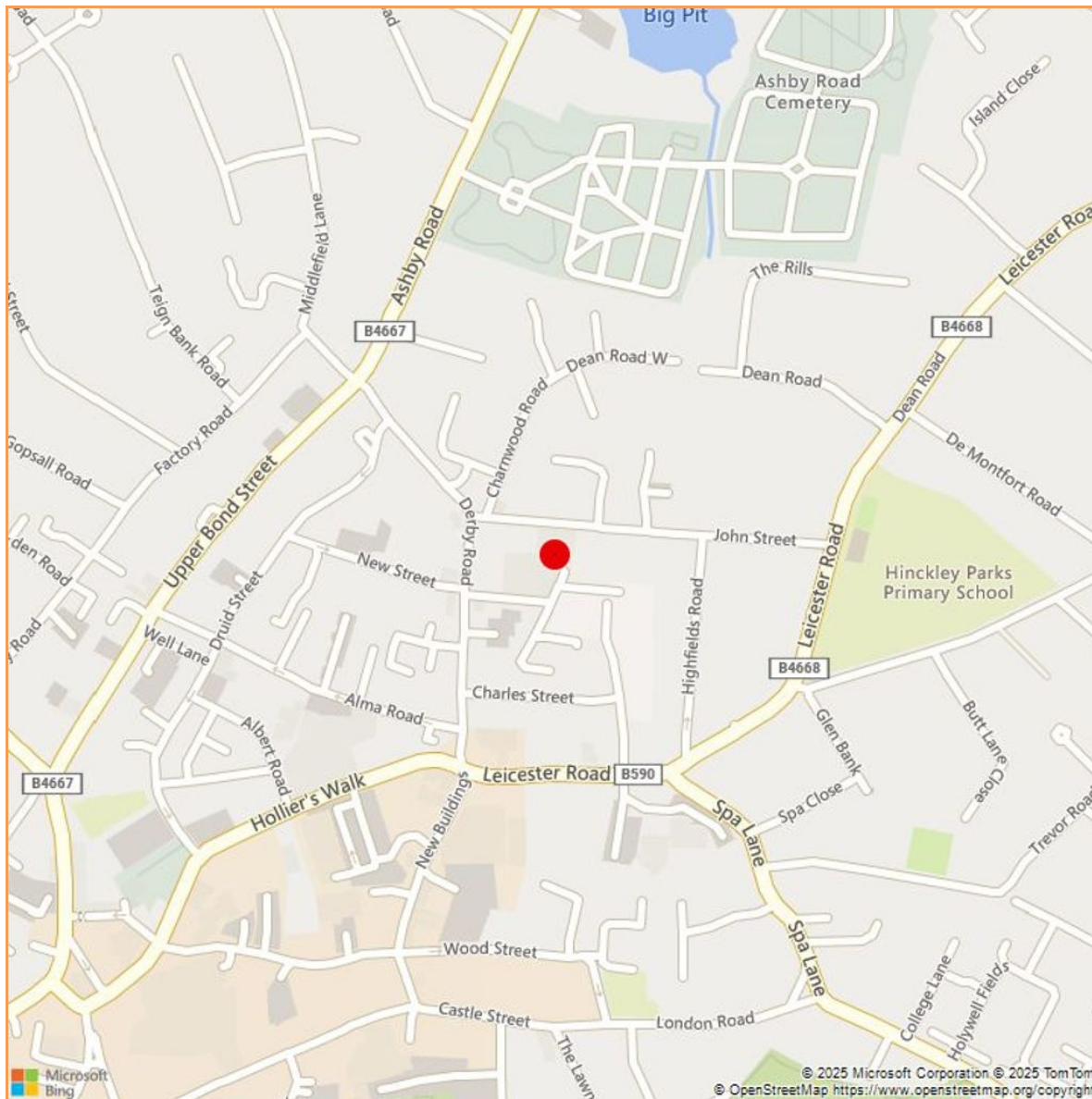
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836

DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.