



## FOR SALE

INDUSTRIAL FACILITY WITH  
RESIDENTIAL BEDSITS

Mistral House, Parsons Lane,  
Hinckley, LE10 1XT

Fringe of town centre location



Redevelopment potential (subject to  
planning permission)



Four bedroom fully let bedsits  
generating £14,400 pa



Passing rent of £8,250 pa for occupied  
commercial areas



GIA - 11,269 sq ft (1,047 sq m)



## LOCATION

Mistral House is situated on Parsons Lane which runs from London Road, close to the junction with Park Road, on the fringe of Hinckley town centre. The Nuneaton to Peterborough railway line runs to the rear of the property.

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 an industrial facility incorporating a residential dwelling house, Hollybush House, currently providing four bedsit rooms. The industrial premises themselves are principally constructed of brick and are arranged over one and two storeys, being surmounted by a combination of roofing systems including north light, pitched and asbestos clad and also flat roofing systems. The Annex, which adjoins the main building, is constructed of corrugated tin. Hollybush House appears to be constructed of solid brickwork, the whole being surmounted by a pitched tiled roof.

Mistral House comprises in principal an area of industrial work space together with a factory shop and some works offices and WCs to the ground floor. At first floor level there are further industrial areas together with executive and general offices.

Hollybush House is let as bedsits with four letting rooms sharing kitchen and bathroom facilities.

## ACCOMMODATION

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

|                 |                   | SQ FT        | SQ M          |
|-----------------|-------------------|--------------|---------------|
| Mistral House   | Ground            | 7,492        | 696.01        |
| Mistral House   | First             | 2,550        | 236.9         |
| Hollybush House | 4no. Bedsit Rooms | 4            |               |
|                 |                   | 11,269 Sq Ft | 1,046.89 Sq M |

## SERVICES

We understand mains electricity and water are connected to the subject property. There is a cesspit for drainage shared with the adjacent property. Heating is by way of an oil fired heating system and there is a sprinkler system in situ.

## TENURE

The freehold interest in the subject property is available, subject to the occupational agreements currently in place, at an asking price of £560,000.

The passing rent for the residential parts (bedsits) is in the order of £14,400 per annum.

There are two commercial occupiers holding over following the expiry of formal agreements at £4,000 per annum exclusive (Annex) and £4,250 per annum inclusive of utilities (Engineering Unit). Otherwise the commercial parts are to be sold with vacant possession upon completion.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Annex - E(117)

Hollybush House - E(45)

Mistral House - to be confirmed

## 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

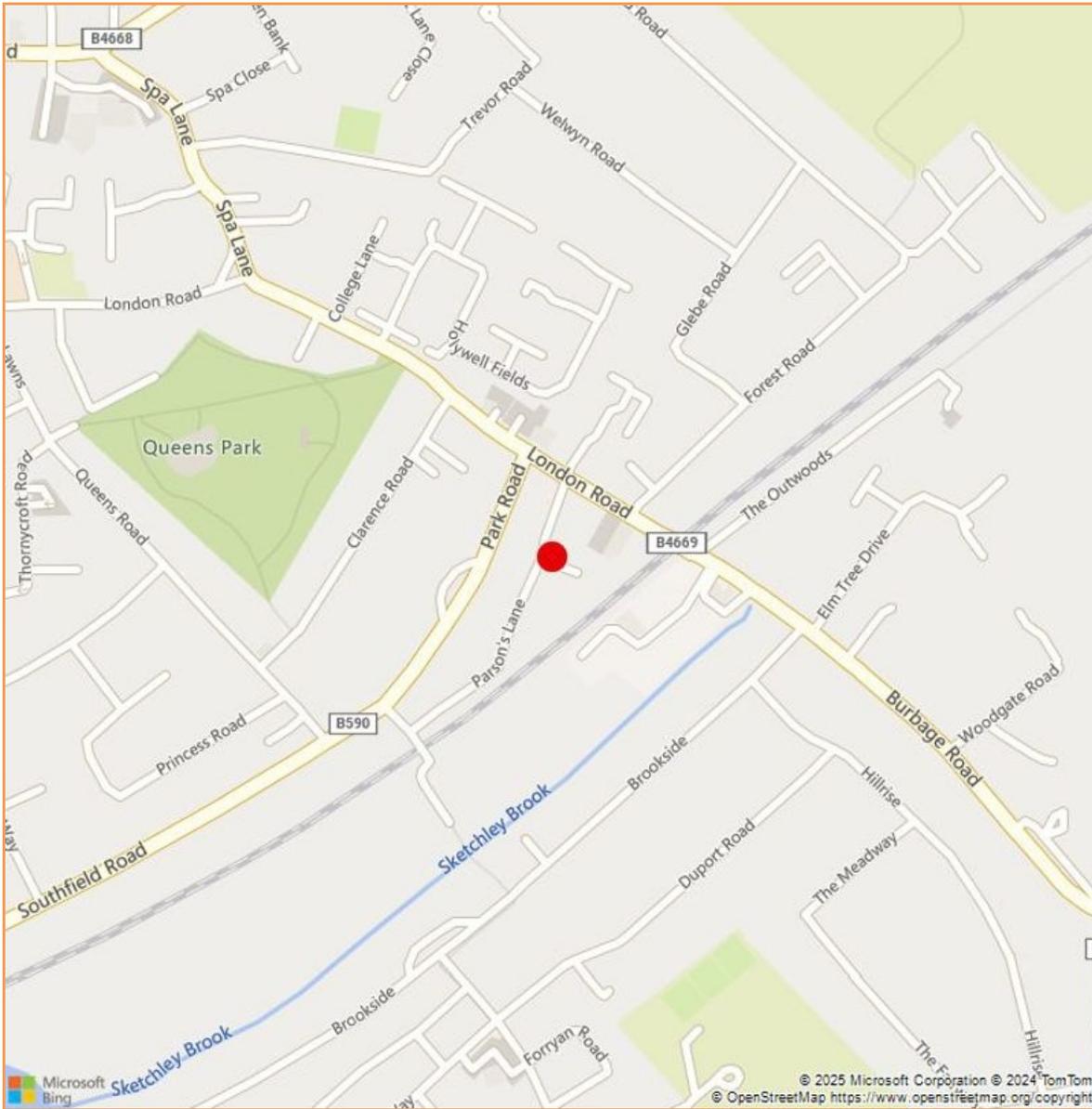
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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**



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