



## FOR SALE

### COMMERCIAL PREMISES

1 George Street,  
Hinckley, LE10 0AL

Situated on George Street adjacent to  
the town's main taxi rank



In close proximity to 'The Crescent'  
shopping centre development



Former restaurant premises with late  
night licence



Available as an investment or with  
vacant possession



NIA - 2,380 sq ft (221 sq m)



## LOCATION

The subject property is situated on the corner of George Street and The Horsefair in Hinckley town centre. George Street connects Regent Street to Lancaster Road and is the location of the town's main taxi rank. There is on street car parking to the front 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, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station offers regular commuter services to Birmingham New Street and Leicester and is circa 0.5 miles from the subject property.

## DESCRIPTION

The property comprises detached commercial premises on George Street in Hinckley town centre. Historically the property has been used as a restaurant premises but has most recently been occupied as a cheerleading studio.

Internally, the accommodation comprises an open plan hall area, with separate office to the front elevation, kitchen area and male and female WC facilities.

Externally, there is a small yard area to the rear.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Entrance	45	4.18
Ground	Open Plan Area	1,935	179.76
Ground	Kitchen	400	37.16
NIA Total		2,380 Sq Ft	221.1 Sq M

## SERVICES

We understand all mains services are connected to the subject property. Heating is by way of gas fired central heating serving panel radiators.

## 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: £11,000

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The Freehold interest in the subject property is available, subject to the occupational agreement in place or subject to vacant possession, at an asking price of £250,000.

The property is currently leased to TKT Cheer Community Interest Company with two personal guarantors who are holding over following an initial lease for a period of 3 years from 12 July 2021 at a current rent of £14,000 pax. The repairing liability is full repairing and insuring, save for the tenant is not responsible for the replacement of the roof.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - G(179)

## 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

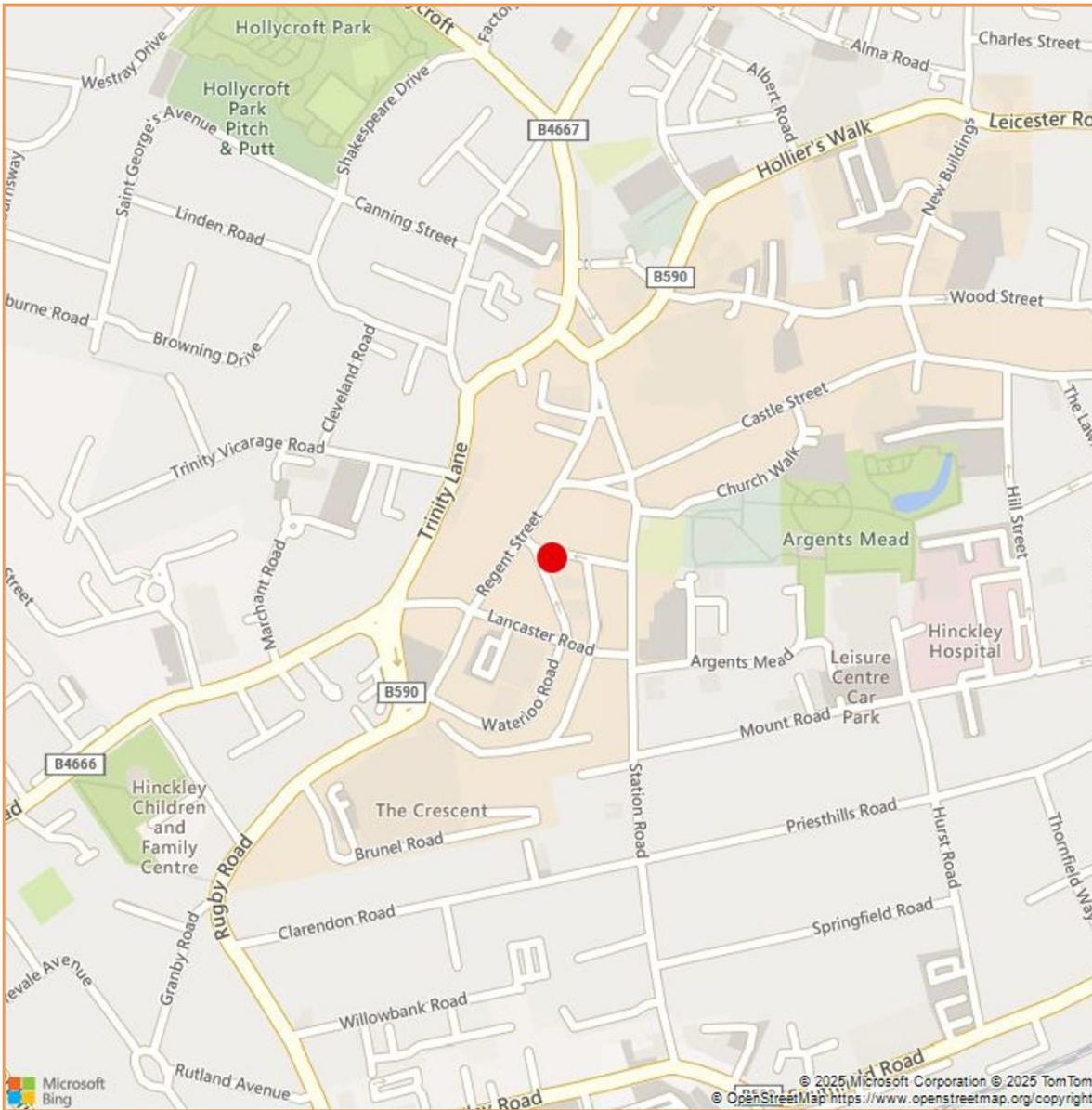
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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](http://wardsonline.co.uk)



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