



## FOR SALE

### DETACHED INDUSTRIAL PREMISES

22 Newton Road,  
Hinckley, LE10 3DS

Fire damaged and in need of  
reinstatement



To be sold with a new 125 year long  
lease



Situated on the established  
Harrowbrook Industrial Estate



Approximate site area 0.17 acres



GIA - 3,148 sq ft (292.5 sq m)



## LOCATION

The subject property is located on the Harrowbrook Industrial Estate in Hinckley, specifically occupying a site at the end of Newton Road. The surrounding area consists of other industrial and commercial occupiers, with a variety of different units on the estate, both in terms of size and type. The Harrowbrook Industrial Estate is accessed from Coventry Road, which in turn leads to both Hinckley town centre, approximately 2 miles to the east, together with the A5 which lies to the west of the town (approximately 150m from the entrance to the Estate).

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

We understand that the property comprises detached industrial premises, which we assume are constructed of a steel frame, surmounted by a pitched asbestos sheet roof and with brick and blockwork elevations.

Due to the fire damage, we have been unable to inspect the property externally or internally and have relied on online mapping software to calculate Gross Internal Area for the subject property of approximately 3,148 sq ft (292.5 sq m).

The site area of the property is in the order of 800 sq yards (0.17 acres).

## ACCOMMODATION

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

|        |            | SQ FT       | SQ M        |
|--------|------------|-------------|-------------|
| Ground | Industrial | 3,148       | 292.45      |
|        |            | 3,148 Sq Ft | 292.45 Sq M |

## SERVICES

While mains electric is available, it was disconnected at the boundary following the fire. We assume mains water and drainage will be available to the property.

## BUSINESS RATES

As a result of web enquiry only, we understand that the entries appearing in the Rating List of the Hinckley & Bosworth Council are:

Units 1-2 @ 22, Newton Road - £3,050  
Unit 3 At 22, Newton Road - £820  
Unit 4 At 22, Newton Road - £4,050  
Unit 5 At 22, Newton Road - £2,700  
Unit 6 At 22, Newton Road - £1,475  
Unit 7 At 22, Newton Road - £960  
Unit 8 At 22, Newton Road - £5,500

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available on a long leasehold basis, on a new 125 year lease with 5 yearly upward only rent review provisions, at a guide price of £75,000. Proposed ground rent £7,333.33 per annum.

As a condition of the purchase, the purchaser will be required to reinstate the property to a usable condition.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Not required.

## 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

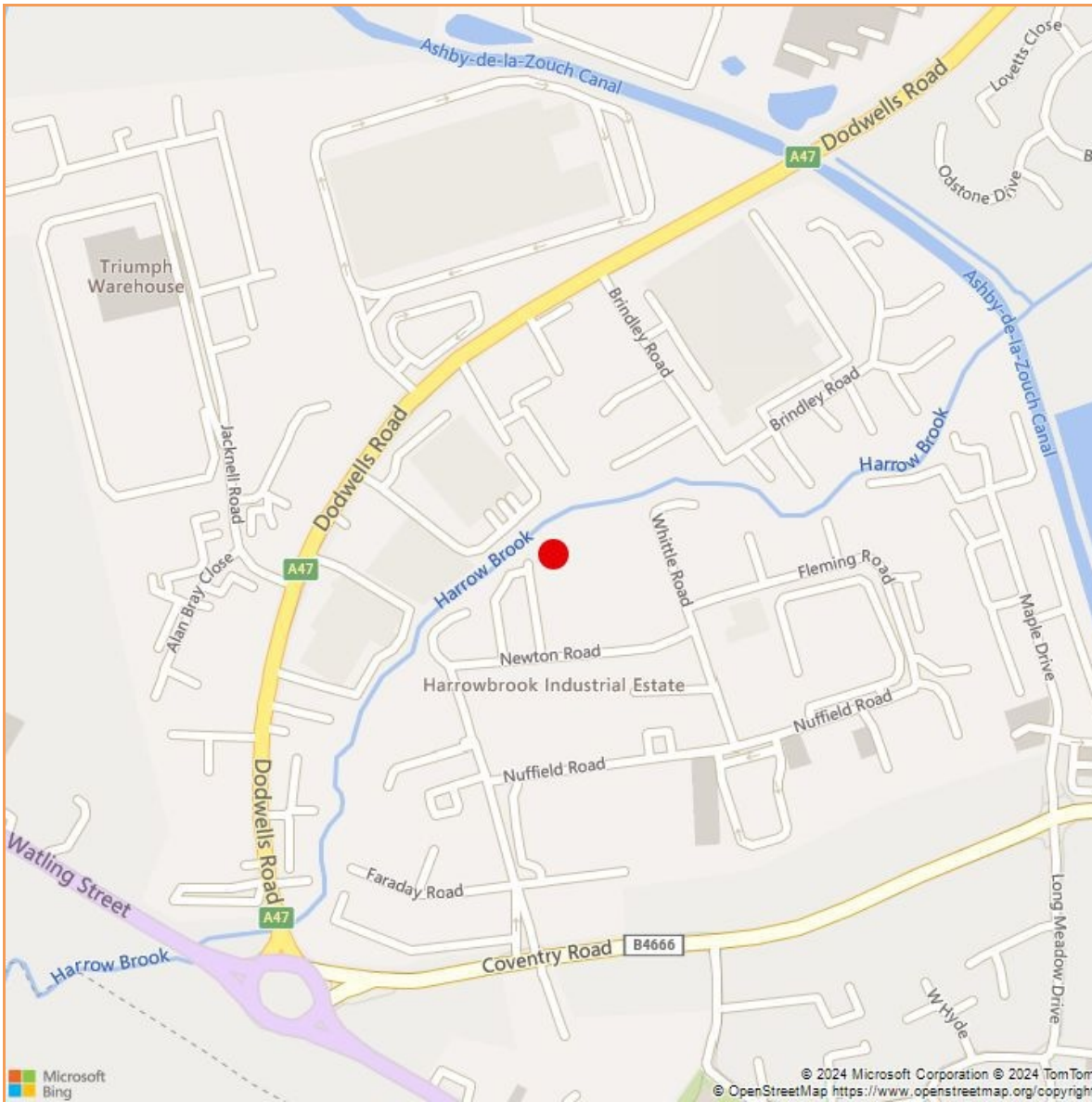
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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.





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