



6 WEEK COMPLETION

The Property

SITUATION

Located in the town's main pedestrianised retail thoroughfare amongst such multiple retailers as **Co-operative Department Store, Holland & Barrett, WH Smith, Specsavers, Carphone Warehouse** and **Costa Coffee**. In addition, The Britannia Centre is diagonally opposite the property and houses a variety of multiple traders. Hinckley is located approximately 12 miles south-west of Leicester.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on the first floor to the rear. The property benefits from use of a rear loading area.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 19'11"
Internal Width 20'4" (max)
Shop Depth 68'0"
Built Depth 82'0"
GIA Approx 1,480 sq ft
WC

First Floor

Store Area Approx 400 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Emmaus Leicestershire and Rutland as a Charity Shop (see Tenant Profile)** for a term from 11th October 2013 to 28th September 2024 at a rent of **£15,000 per annum exclusive (see Note)**.

Rent Reviews and Tenant's Breaks 2017 and 2020

Note: There is currently a rent free period until 11th October 2014 therefore the Vendor will make up the rent shortfall on completion.

TENANT PROFILE

There are currently 24 Emmaus Communities open in the UK and more in development (known as Emmaus Groups). In addition, the Emmaus UK Federation is part of an international Movement with more than 300 projects in over 40 countries worldwide (source: www.emmaus.org.uk)

£15,000 p.a. (see Note)

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Aubrey David - Tel: 020 7224 4410
Ref: M. Adler Esq - Email: adlerm@aubreydavid.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts