



SITUATION

Occupying a prominent position close to the junction with Coventry Road in the town centre, nearby a **Sainsbury's Superstore** and branches of **Domino's**, **Iceland**, **Papa John's**, **Scope**, **Benito's** and a variety of independent retailers, restaurants and cafés. Hinckley is a popular market town located approximately 12 miles south-west of Leicester.

VAT is applicable to this Lot

PROPERTY

A predominantly semi-detached building comprising **2 Ground Floor Shops** with separate side access to **Offices** on the first and second floors.

FREEHOLD

Note: Refer to Auctioneers for virtual tour of the offices.

£17,000 p.a. **plus**
Prior Approval for 2 Flat

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

DSL Solicitors
Tel: 0121 702 2758 Ref: Sonia Dassaur
Email: sd@dslsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 45 (Shop)	Gross Frontage 16'8" Internal Width 16'6" widening at rear to 21'1" Shop Depth ¹ 46'10" Built Depth 51'9" WC	A. A. Ismail (t/a Easy Shop - Convenience Store - We have been informed that the tenant trades from 4 branches)	10 years from 1st May 2019	£8,000	FRI – See Tenancy Agreement. Rent Review 2024. Tenant's Break at anytime on 6 months prior notice. £2,000 Rent Deposit held.
No. 45a (Shop)	Gross Frontage 14'9" Internal Width 13'10" Shop Depth ¹ 39'1" Built Depth 54'0" WC	L.Davies t/a Mayfair Hair & Design	5 years from 29th September 2011 (In occupation since 1988)	£9,000	FRI Holding Over
No. 45b (1st & 2nd Floor Offices)	First Floor GIA Approx. 1,070 sq ft Second Floor GIA Approx. 710 sq ft Total GIA Approx 1,780 sq ft	VACANT On 11th February 2022 Hinckley & Bosworth Borough Council gave prior approval for 'Change of use of first and second floor from offices (Class E) to two self-contained flats (Class C3)' (Reference No. 21/01093/P3CO). Refer to Legal Pack for relevant Documentation and Plans.			

¹ Includes raised section.

Total: £17,000 plus Vacant Upper Part