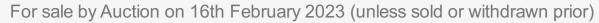
## **Leicestershire LE10 1DB**







Freehold Retail and Residential Ground Rent Investment

#### Leicestershire LE10 1DB





#### **Property Information**

Prominent town centre corner location

# Two shops let to Boots Opticians and Hays Travel Three Flats on Upper Floors Let on Long Lease VAT free investment

 Nearby occupiers include Bodycare, Greggs, Specsavers, Holland & Barrett and Clarks Shoes

Barrett and Clarks Shoes	
Lot	Auction
22	16th February 2023
Rent	Status
nem	Status
£25,750 per Annum Exclusive	Available

High Street Retail/Residential Live Streamed Auction

#### Location 15 miles south-west of Leicester, 22 miles east of Birmingham Miles **Roads** A5, A47, M69 (Junction 1) Hinckley Railway Station Rail Birmingham City Airport Air Situation The property is prominently situated at the junction of Castle Street and The Borough, on the western side of the pedestrianised Castle Street. The property is directly opposite Hinckley Market and close to an entrance to The Britannia Shopping Centre in the heart of Hinckley town centre. The Britannia Shopping Centre houses retailers including Boots the Chemist, Greggs, Peacocks and New Look. Other nearby occupiers include Bodycare, Greggs, Specsavers, Holland & Barrett and Clarks Shoes. **Tenure** Freehold. **EPC** See Legal Pack

Description	
Two shops arranged on the ground floor with three separately accessed flats arranged on the first, second and third floors let on long leases.	
VAT	
VAT is not applicable to this lot.	
Completion Period	

Six Week Completion

DISCLAIMER

Sector

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

**Auction Venue** 

## Leicestershire LE10 1DB





#### **Tenancy & Accommodation**

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
2 Castle Street	Ground Basement	Retail Ancillary	53.83 58.47	(579) (629)	BOOTS OPTICIANS PROFESSIONAL SERVICES LIMITED (t/a Boots Opticians) (1)	5 years from 25/12/2019	£13,000
2a Castle Street	Ground	Retail	94.91	(1,022)	HAYS TRAVEL LIMITED (t/a Hays Travel) (2)	5 years from 08/01/2019	£12,750
1/1a/1b The Borough	First/Second/Third	Three Flats	-	-	VARIOUS	Held on two leases expiring in March and September 2130	-
Total Commercial Area			207.21	(2,230)			£25,750

<sup>(1)</sup> For the year ending 31st August 2021, Boots Opticians Professional Services Limited reported a turnover of £355,755,000, a pre-tax profit of £24,109,000 and a Net Worth of £75,951,000. (www.northrow.com)

<sup>(2)</sup> For the year ending 30th April 2022, Hays Travel Limited reported a turnover of £219,409,000, a pre-tax profit of £14,355,000 and Net Worth of £26,539,000. (www.northrow.com)

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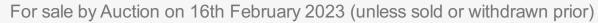






Freehold Retail and Residential Ground Rent Investment

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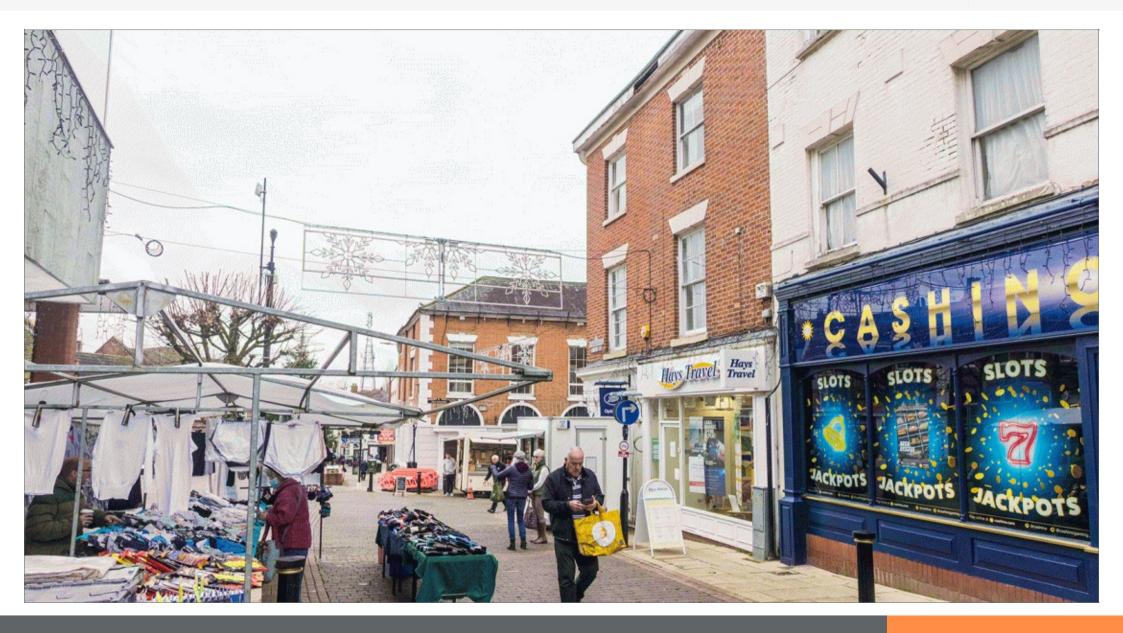


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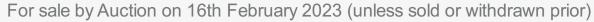
For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)





Freehold Retail and Residential Ground Rent Investment

### Leicestershire LE10 1DB







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#### Leicestershire LE10 1DB





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