

Lot 22, 2a and 2b Castle Street, Hinckley and 1, 1a and 1b The Borough, Hinckley, Leicestershire LE10 1DB

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Ground Rent Investment

- Two shops let to Boots Opticians and Hays Travel
- Three Flats on Upper Floors Let on Long Lease
- VAT free investment
- Prominent town centre corner location
- Nearby occupiers include Bodycare, Greggs, Specsavers, Holland & Barrett and Clarks Shoes

Lot

22

Auction

16th February 2023

Rent

£25,750 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles 15 miles south-west of Leicester, 22 miles east of Birmingham
Roads A5, A47, M69 (Junction 1)
Rail Hinckley Railway Station
Air Birmingham City Airport

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

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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

(1) 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)

(2) 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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September 2020