



FOR SALE

FORMER BANK PREMISES

13 The Borough,
Hinckley, LE10 1NL

Landmark building, built in 1898



Short term car parking to the front
elevation



Variety of commercial occupiers
nearby, including Nationwide and
Lloyds Bank



Suitable for alternative uses (STPP)



GIA - 4,916 sq ft (457 sq m)



LOCATION

The property is located fronting The Borough in Hinckley town centre. There is on street car parking to the front elevation. Nearby occupiers include Lloyds Bank, Nationwide and a variety of independent retailers.

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 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The property comprises former bank premises in the heart of Hinckley town centre, originally constructed in 1898 and of solid brickwork construction, with an attractive stone facade to the ground and first floors, and surmounted by a mixture of pitched tiled roofs and flat roof coverings.

Internally, the property comprises the following:
Ground Floor: banking hall, partitioned offices, staff room, back offices, strong room and male and female WCs. First Floor: large open plan office, staff room, kitchen, training room and male and female WCs. Second Floor: four storerooms and WC.

Externally, there is short stay on street car parking to the front elevation.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Banking Hall	2,249	208.93
Ground	Ancillary	552	51.28
First	Offices	1,143	106.18
First	Kitchen	133	12.36
First	Stores	89	8.27
Second	Stores	751	69.77
		4,916 Sq Ft	456.7 Sq M

SERVICES

We understand mains electricity, water and drainage are available to the subject property.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £36,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £475,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(92)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the selling 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

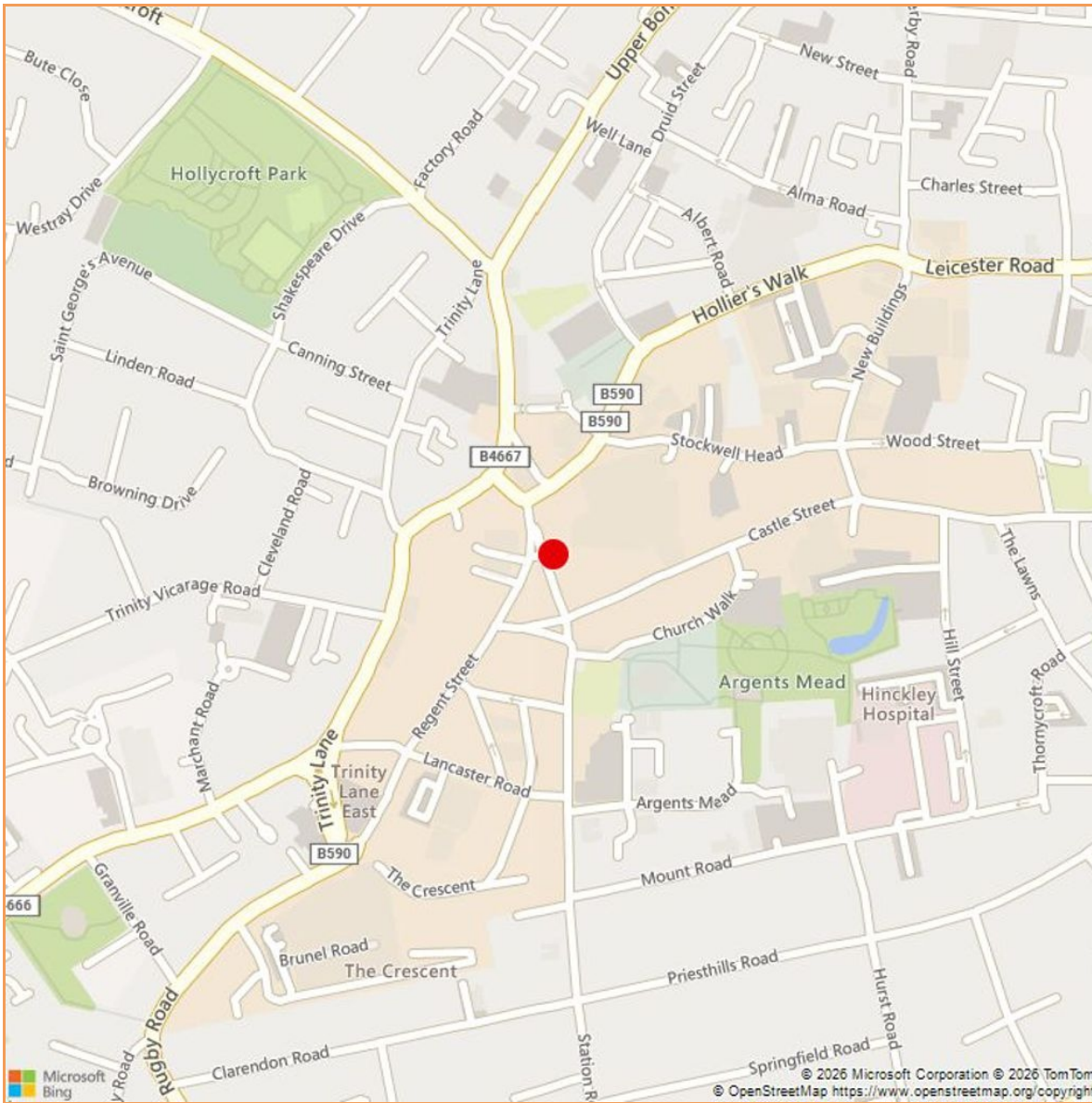
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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