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commercial property experts

**Interesting Investment and  
Redevelopment Opportunity  
For Sale Freehold**

**Total Floor Area 18,215 sq.ft (1,692 sq.m)**

**PRICE : OFFERS BASED ON £950,000**

**Britannia Buildings, Coventry Road, Burbage, Hinckley, Leicestershire, LE10 2HL**



## Accommodation

The Britannia Buildings comprises an investment complex of period buildings, outlined in red on the attached site plan, providing a mixture of showroom/retail, general industrial workshops, coffee shop, photographic studio and yoga studio, with on site car parking and a telecom structure (E).

The front former kitchen and bathroom showroom (building A) is currently vacant providing a mixture of open plan display space, kitchen facilities, toilets and storage and is located at the front of the site. To the rear is a comprehensive general industrial facility (Buildings B & C), divided into predominantly four bays, covered loading area, with offices, kitchen, and WC facilities.

The final building (building D) is an impressive three storey former mill which is currently occupied as a coffee shop and children's play facility at ground floor, photographic studio on the first floor and yoga studio on the second floor with WC facilities on all floors.

### Schedule of Accommodation

Building A	3,503 sq.ft. (325.56 sq.m.)
Buildings B & C	9,108 sq.ft. (846.47 sq.m.)
Building D (The Mill)	5,604 sq.ft. (520.82 sq.m.)
Structure E	Telecoms Frame

Total Site Area: 0.51 acres

A steel structure is constructed to the front of the site housing various telecoms equipment and is let on a long lease.

## Location

The Britannia Buildings are located on Coventry Road, to the west of the village centre, south of Hinckley, a little over one mile from the M69 motorway. The location is a mixture of both commercial and residential properties and is a short walk from the village centre.



## Tenure

The Britannia Buildings are being sold as an investment opportunity with future redevelopment prospects.

Unit A - VACANT (rental value of £21,000 per annum)

Unit B & C - Let to Weblark Engineering Limited for a term of 9 years commencing on 21st September 2016 and expiring on 20th September 2025. The passing rent is currently £28,000 per annum. The lease is excluded from the L & T Act 1954.

Unit D - Let to Rebecca Dawe Photography Limited for a term of 9 years commencing on 24th June 2016 and expiring on 23rd June 2025. The passing rent is currently £15,000 per annum. The lease is excluded from the L & T Act 1954.

Unit D Subleases - The ground floor and second floor are both sublet. The leases are excluded from the L & T Act 1954.

Unit E Telecoms Lease - Let to A. P Wireless (UK) Limited for a term of 30 years from 31st March 2023, at a peppercorn rent. The lease is contracted out of the L & T Act 1954.

## Price

Offers based on £950,000 freehold, subject to contract and existing leases. VAT is not applicable.

## Services

Mains electricity, water and drainage are connected to the site.

## EPC TBA

## Planning

Building A is believed to fall within the E User Class as showroom/retail accommodation with ancillary offices.

Buildings B and C fall within the B2 (general industrial) planning use.

Building D - ground floor, consent granted for a creche/nursery June 2017 at App no. 17/00557/FUL.

Building D - first floor currently use photographic studio believed to fall within a Class E use.

Building D - second floor, planning consent granted for a yoga studio (D2) in December 2016 App no. 16/01107/COU.

Structure E - Telecoms equipment - planning consent was granted in January 2015 for alterations to the telecoms pole and ancillary equipment App no. 14/01284/FUL.

## Rent

The current rental income for the site is £43,000 per annum (exclusive) with an anticipated rental value of £64,000 per annum.

## Rates

The rateable values for the current year are:

Unit A: £10,250

Unit B & C: £22,000

Unit D Ground Floor: £8,400

Unit D First Floor: £5,400

Unit D Second Floor: £3,000

## Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

## Video Viewing Link

<https://vimeo.com/899216581?share=copy>

## Data Room

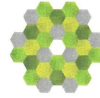
Interested parties can review associated documents, using the following link.

<https://docsend.com/view/s/fkjwipv2x8hfxayp>

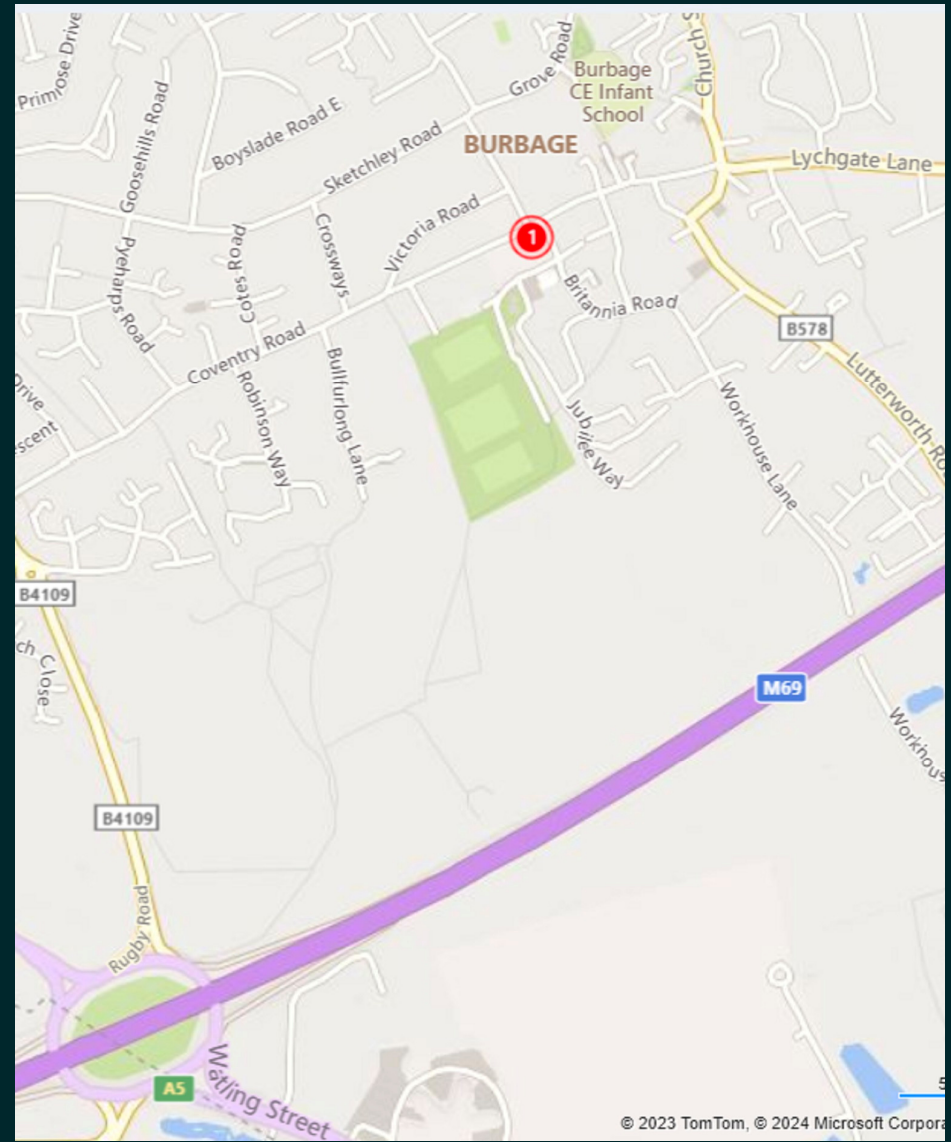


Land Registry  
Official copy of  
title plan

Title number **LT27049**  
Ordnance Survey map reference **SP4492SW**  
Scale **1:1250**  
Administrative area **Leicestershire : Hinckley  
and Bosworth**



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