



wards  
Commercial

## FOR SALE

DETACHED OFFICE BUILDING WITH  
CAR PARK

7 Leicester Road,  
Hinckley, LE10 1LW

Planning granted for conversion of  
existing offices to 4no. flats



Large car park and gardens to rear  
offering development potential (STPP)



Prominent fringe of town centre  
location on Leicester Road (B590)



Total site area - 0.22 acres (0.09  
hectares)



NIA - 1,634 sq ft (151.8 sq m)



## LOCATION

The subject property is situated in a prominent position on Leicester Road (B590) on the fringe of Hinckley town centre. The surrounding area comprises a mix of residential dwellings and commercial properties, with nearby commercial occupiers include ATS Euromaster, Britannia Tyres, Carpet World, B&Q and The New Plough Inn Public House.

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 subject property comprises detached office premises, with planning permission for a conversion to four flats, on the fringe of Hinckley town centre with a large car park and garden area to the rear providing further development potential (subject to planning).

The property is currently arranged as two self contained offices, with 7a Leicester Road located to the front elevation and comprises: Ground Floor: two offices and kitchen/staffing area. First Floor: three offices and bathroom. 7 Leicester Road is situated to the rear of the property and comprises: Ground Floor: two offices, kitchen area, boardroom and WC. First Floor: further office. There is additionally basement storage to 7a Leicester Road.

Externally, to the rear there is a car park with space for

## ACCOMMODATION

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

		SQ FT	SQ M
7 Leicester Road	Offices	763	70.88
7a Leicester Road	Offices	871	80.92
NIA Total		1,643 Sq Ft	152.63 Sq M

## SERVICES

We understand all mains services are connected to the subject property. There is gas fired central heating to 7a Leicester Road with electric heating to 7 Leicester Road. We are advised that there is a single electricity and gas meter, with a sub meter for electricity to 7a Leicester Road.

## PLANNING

The subject property benefits from planning permission (reference 23/01100/FUL with Hinckley & Bosworth Borough Council) for the conversion of the existing office building into four apartments, comprising 3 one bed and 1 two bed apartments.

We are advised that there was previously planning permission for a triple garage (reference 09/00431/FUL with Hinckley & Bosworth Borough Council) in respect of the rear garden area.

## 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:

7 Leicester Road - £6,800  
7A Leicester Road - £5,600

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 £500,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

7 Leicester Road EPC - C(66)  
7A Leicester Road EPC - E(108)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting 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

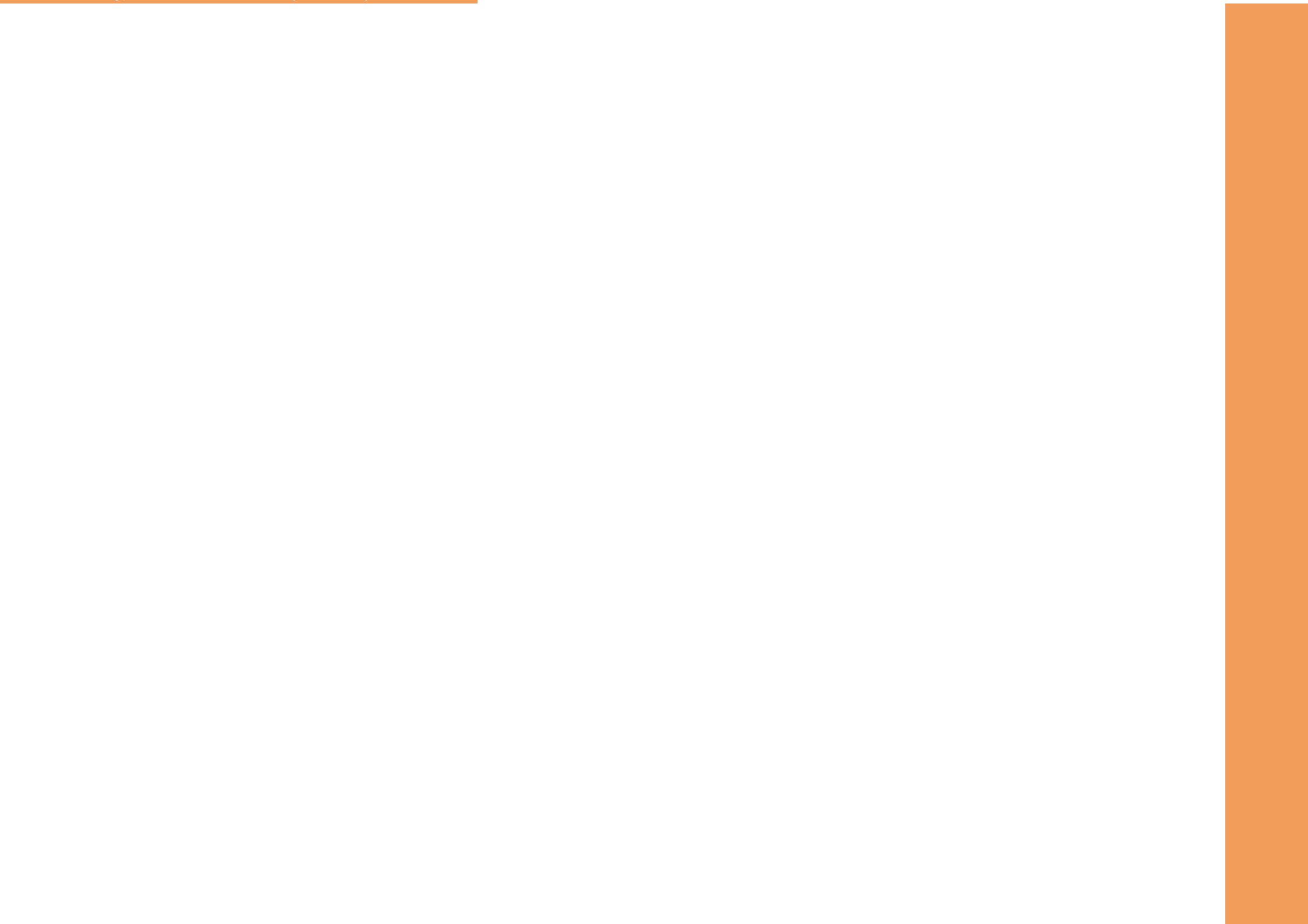
## NOTE RE: MEASUREMENTS

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.

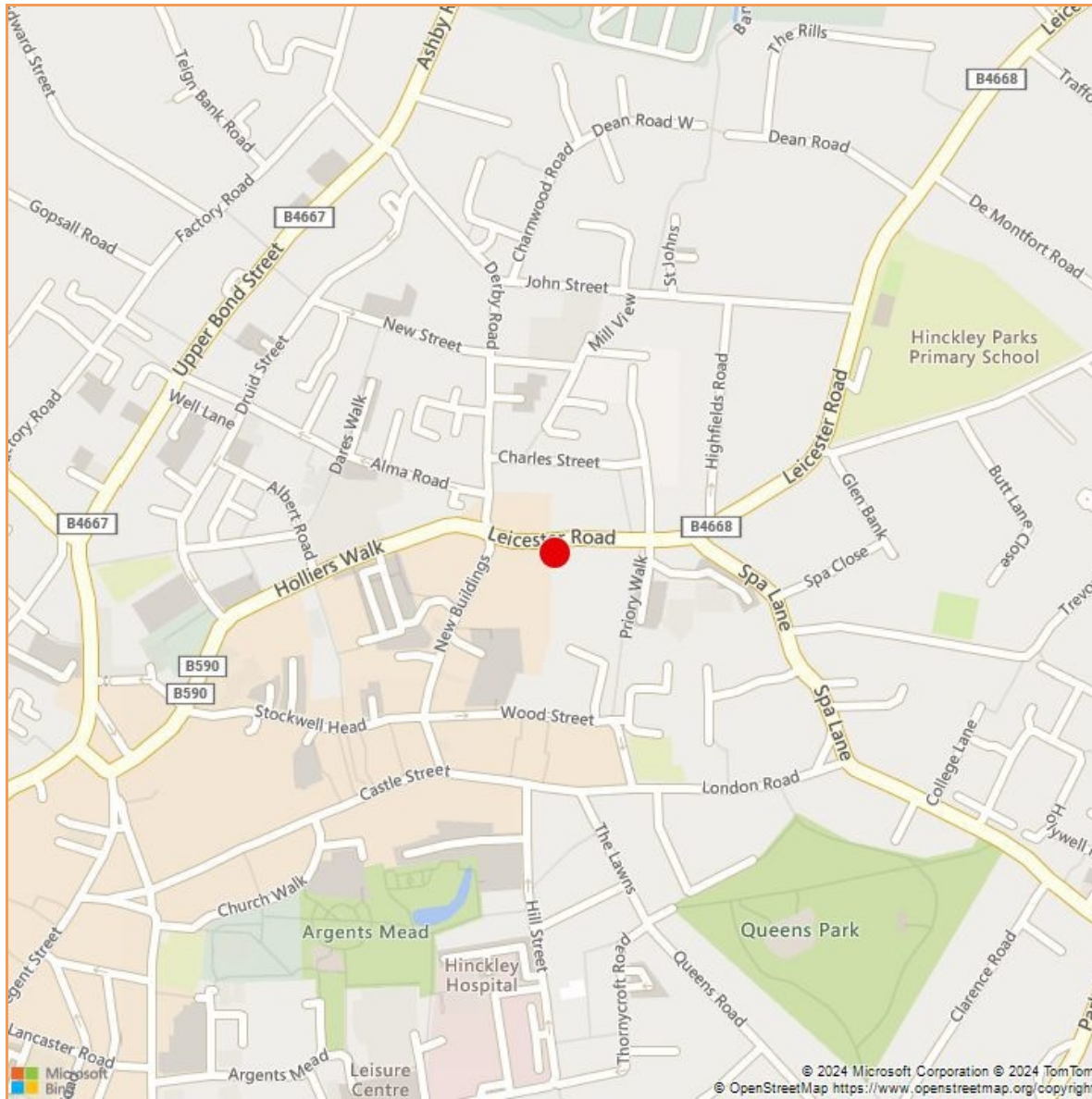
## NOTE RE: PLANS

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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