



## FOR SALE

FREEHOLD RESIDENTIAL  
INVESTMENT

Rutland Court, 39 Upper Bond Street,  
Hinckley, LE10 1RH

Comprises twelve modern flats with  
car parking



Fronts onto Upper Bond Street,  
Hinckley with rear car park accessed  
from Druid Street



Comprising six 2 bedroom and six 1  
bedroom flats



Gross passing rent of £81,200 per  
annum



## LOCATION

The subject property is located on Upper Bond Street on the fringe of Hinckley town centre, close to North Warwickshire and Leicestershire college, opposite from the Hinckley & Rugby Building Society and the police station. Upper Bond Street links Hinckley town centre with the A447 Ashby Road.

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

An attractive freehold block of apartments located on Upper Bond Street on the fringe of Hinckley town centre. The development comprises six 1 bed and six 2 bed apartments with a secure car park accessed from Druid Street to the rear. All flats benefit from intercom access, UPVC double glazing and gas fired central heating. The accommodation offered by each flat briefly comprises: Reception Hall, Lounge, Kitchen (with built in appliances), Shower Room (some two beds also with Ensuite) and either one or two Bedrooms, dependent on the layout.

## ACCOMMODATION

In more detail, the accommodation comprises the following:

| BEDROOMS  |                  |   |
|-----------|------------------|---|
| Flat 1    | 2 bed - £650pcm  | 2 |
| Flat 2    | 2 bed - £525 pcm | 2 |
| Flat 3    | 1 bed - £560 pcm | 1 |
| Flat 4    | 1 bed - £500 pcm | 1 |
| Flat 5    | 2 bed - £695 pcm | 2 |
| Flat 6    | 2 bed - £520 pcm | 2 |
| Flat 7    | 1 bed - £475 pcm | 1 |
| Flat 8    | 1 bed - £485 pcm | 1 |
| Flat 9    | 2 bed - £625 pcm | 2 |
| Flat 10   | 2 bed - £625 pcm | 2 |
| Flat 11   | 1 bed - £560 pcm | 1 |
| Flat 12   | 1 bed - £540 pcm | 1 |
| NIA Total | 18 Bedrooms      |   |

## SERVICES

We understand all mains services are connected to the property, heating to the individual apartments is by way of gas fired central heating. We are advised that gas safety checks and electrical installation condition reports are carried out annually and five-yearly, respectively.

## TENURE

The Freehold interest in the subject property is available, subject to the occupational agreements in place, at an asking price of £1,500,000.

We are advised that the gross passing rent is in the order of £81,120 per annum, with individual rentals between £475 and £695 per calendar month. Based on the asking price, this allows for an attractive gross yield of 5.4%.

As part of the sale the purchaser must guarantee the occupation of all tenants for one year post completion.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Flat 1 - C(79), Flat 2 - C(79), Flat 3 - C(78), Flat 4 - C(78), Flat 5 - B(82), Flat 6 - B(81), Flat 7 - B(81), Flat 8 - B(82), Flat 9 - C(80), Flat 10 - C(80), Flat 11 - C(80) and Flat 12 - C(79).

## 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](mailto: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

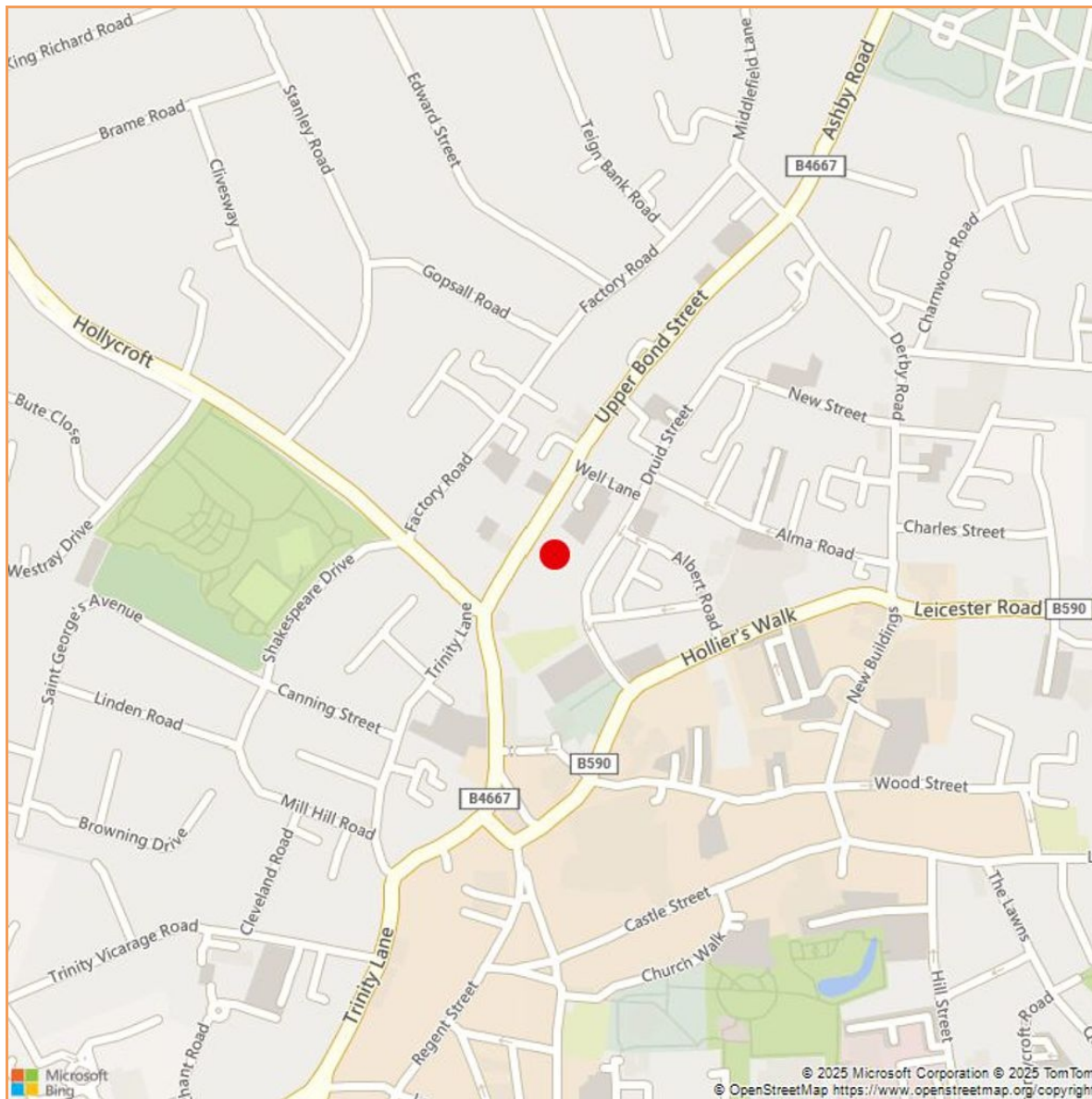
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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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