

CASTLE ESTATES

1982

AN OPPORTUNITY TO PURCHASE A CURRENTLY TENANTED A3 COMMERCIAL PREMISES WITH A SECOND FLOOR TWO BEDROOMED RESIDENTIAL APARTMENT SITUATED IN HINCKLEY TOWN CENTRE



**22-24 THE BOROUGH
HINCKLEY LE10 1NL**

Price £400,000

- A3 Commercial Use - Currently Tenanted
- Spacious Dining Areas
- His and Hers W.Cs
- Bar and Kitchen
- First Floor Further Dining Areas and Bar
- First Floor Outside Terrace
- Second Floor Two Bedroomed Residential Apartment
- Prominent Town Centre Location



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

****A3 COMMERCIAL USE - CURRENTLY TENANTED WITH LEASE (DUE TO EXPIRE AUGUST 2024)** The current lease is £21,000 per annum and is trading as Inferno Restaurant and Bar.

The property is located on The Borough, a parade within Hinckley town centre. The surrounding area comprises predominately retail and leisure uses including pizzerias, restaurants, bars, nails and beauty. Hinckley's newest retail and leisure facility The Crescent has Cineworld, Sainsburys, TK Maxx, Poundland, Loungers, Prezzo and Wildwood.

Hinckley is a popular market town with a population of approximately 55,000 (local authority approximately 112,000). Leicester centre is 13 miles away and to the south west. Hinckley enjoys good road connections with the M69 and A5 close by and the Railway Station providing regular commuter services to Birmingham New Street and Leicester.

The accommodation enjoys spacious dining areas with bar area, ground floor men's and women's toilets, fully fitted kitchen and inner hall with staircase to first floor where there are further dining and seating areas, bar, toilets and access to a lovely outside terrace. On the second floor is the residential apartment enjoying living kitchen space, two bedrooms and a family bathroom.

ENTRANCE

having two doors opening through to Dining Areas. Staircase to first floor dining area.

DINING SPACE - ONE



DINING SPACE - ONE



DINING SPACE - TWO



DINING SPACE - TWO



DINING SPACE - TWO



DINING SPACE - THREE



BAR AREA

DINING SPACE - FOUR

GROUND FLOOR MENS W.C.



GROUND FLOOR WOMENS W.C.



KITCHEN



KITCHEN



INNER HALL

having access to pantry and staircase to the first floor landing.

FIRST FLOOR DINING SPACE

Having steps up to further seating area and bar.



FIRST FLOOR SEATING AREA

having doors opening on to outside terrace area.



FIRST FLOOR BAR AREA



FIRST FLOOR INNER HALL

having staircase to Second Floor and pantry store.

FIRST FLOOR WOMENS W.C.

FIRST FLOOR MENS W.C.

FIRST FLOOR OUTSIDE TERRACE AREA



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SECOND FLOOR APARTMENT - LIVING KITCHEN

16'2" x 14'10" (4.95m x 4.54m)

having tv aerial point, central heating radiator, kitchen area with cupboards and inset sink with drainer, space and plumbing washing machine, space for tall standing fridge freezer. Upvc double glazed windows to front and rear.



SECOND FLOOR APARTMENT - INNER HALL

SECOND FLOOR APARTMENT - BEDROOM ONE

10'5" x 9'2" (3.18m x 2.81m)
having central heating radiator.



SECOND FLOOR APARTMENT - BEDROOM TWO


12'11" x 6'4" (3.96m x 1.94m)
having upvc double glazed window to front.




SECOND FLOOR APARTMENT - BATHROOM

having fully tiled shower cubicle, pedestal wash hand basin, white heated towel rail, low level w.c. and laminated wood effect flooring.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
