

GH/04/26

**DRAFT**

**NET INTERNAL AREA: 20,589 sq.ft (1,912.75 sq.m)**  
**SITE AREA OF 0.72 ACRES**

**'FOR SALE'**

**'THE EMPORIUM',  
Stockwell Head,  
Hinckley  
LE10 1RG**

**'E CLASS' CURRENT CHARTY SHOP PREMISES WITH SEPARATE TWO STOREY  
OFFICES AND AMPLE CAR PARKING IN CENTRAL HINCKLEY**



**Location**

Hinckley is a well-established market town with a population of around 55,000, located approximately 13 miles to the south-west of Leicester and approximately 15 miles north of Coventry.

Hinckley is the second largest town in Leicestershire and is administered by Hinckley and Bosworth Borough Council. The town benefits from its proximity to the M1 and M69 Motorways and the M6 (via the M69) and has regular rail services to London and the north.

Other office locations:  
121-123 New Union Street, Coventry CV1 2NT  
Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035  
Registered Office: 59 Coton Road, Nuneaton CV11 5TS  
Regulated by RICS



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## THE EMPORIUM, STOCKWELL HEAD, HINCKLEY

### DESCRIPTION

The subject premises are located on Stockwell Head, just off New Buildings in a commercial primarily retail, and office area of Hinckley close the town's shopping area and a number of car parks.

To approach the property by car, access is via B590 with the property around three quarters of the way down New Buildings on the righthand side.



### Description

The subject property is a town centre positioned former warehouse and offices that have been used for around the last 15 years as a charity shop with two storey offices (in disrepair) and two vehicular accesses giving ample car parking.

To the northern boundary is an ALDI supermarket and eastern boundary Stockwell House a multi occupied office building. The property sits on a site area of 0.72 acres and it suitable for a variety of different uses (including residential redevelopment) subject to planning permission.

From the Stockwell Head elevation on the western boundary is a self-contained two storey brick and tile office building currently in disrepair. Adjacent is a tarmacadam car park providing customer car parking for around 15 vehicles.

The main 'E' class unit has a two storey brick built building to frontage being of brick construction with a pitched felted roof. Internally the retail area is of brick construction, steel framed made of 6 bays (one having roller shutter door for loading and unloading off the main car park). These units have pitched roofs with one side of the pitch having north lights.

Accessed from a vehicular access from New Buildings and on its own title number is a separately accessed majority two storey brick workshop/warehouse with flat roof. There is a single storey entrance housing reception, officing and WC facilities. To the frontage is a further tarmacadam car parking area for around 10 cars.

The property is located close to Aldi, B&Q the Concordia Theatre and the Britannia Shopping Centre.

## THE EMPORIUM, STOCKWELL HEAD, HINCKLEY

### Accommodation

The property provides the following net internal floor areas-

#### TWO STOREY OFFICES AT STOCKWELL HEAD

##### **Ground Floor-**

Seven offices and reception- **1,710 sq.ft (158.86 sq.m)**  
Staff WC Facilities and kitchen

##### **First Floor-**

Seven offices and stores- **1,614 sq.ft (149.94 sq.m)**  
Staff WC toilet

**Net internal floor area-** **3,324 sq.ft (308.80 sq.m)**

#### THE EMPORIUM CHARITY SHOP

##### **Ground Floor-**

Sales area- **8,543 sq.ft (793.66 sq.m)**  
Staff WC Facilities and stores

##### **First Floor-**

Three offices and kitchen- **546 sq.ft (50.72 sq.m)**

**Net internal floor area-** **9,089 sq.ft (844.38 sq.m)**

#### NEW BUILDING WORKSHOP

##### **Ground Floor-**

Offices, stores, workshop **5,523 sq.ft (531.10 sq.m)**  
Staff WC Facilities

##### **First Floor-**

Offices/stores- **2,653 sq.ft (246.47 sq.m)**

**Net internal floor area-** **8,176 sq.ft (759.57 sq.m)**

**TOTAL NET INT AREA-** **20,589 sq.ft (1,912.75 sq.m)**

**Site Area- 0.72 acres**

### Terms

The freehold of the property is offered with vacant possession.

Cartwright Hands is the trading name of Cartwright Hands limited, conditions under which particulars are issued Cartwright Hands Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.

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(iv) all rentals and prices are quoted exclusive of VAT.

# THE EMPORIUM, STOCKWELL HEAD, HINCKLEY

## Rateable Value

We are advised by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the adopted rateable value of the property is £49,250.

## Price/Rent

Price on Application. Please enquire to the sole agents for more information.

## EPC

'E' rating. A copy of the EPC certificates are available on request.

## Legal Costs

On a sale of the freehold each side will bear their own legal costs.

## Viewing / Information

Viewing strictly through the Sole Agents.

Cartwright Hands,  
59 Coton Road,  
Nuneaton,  
CV11 5TS.

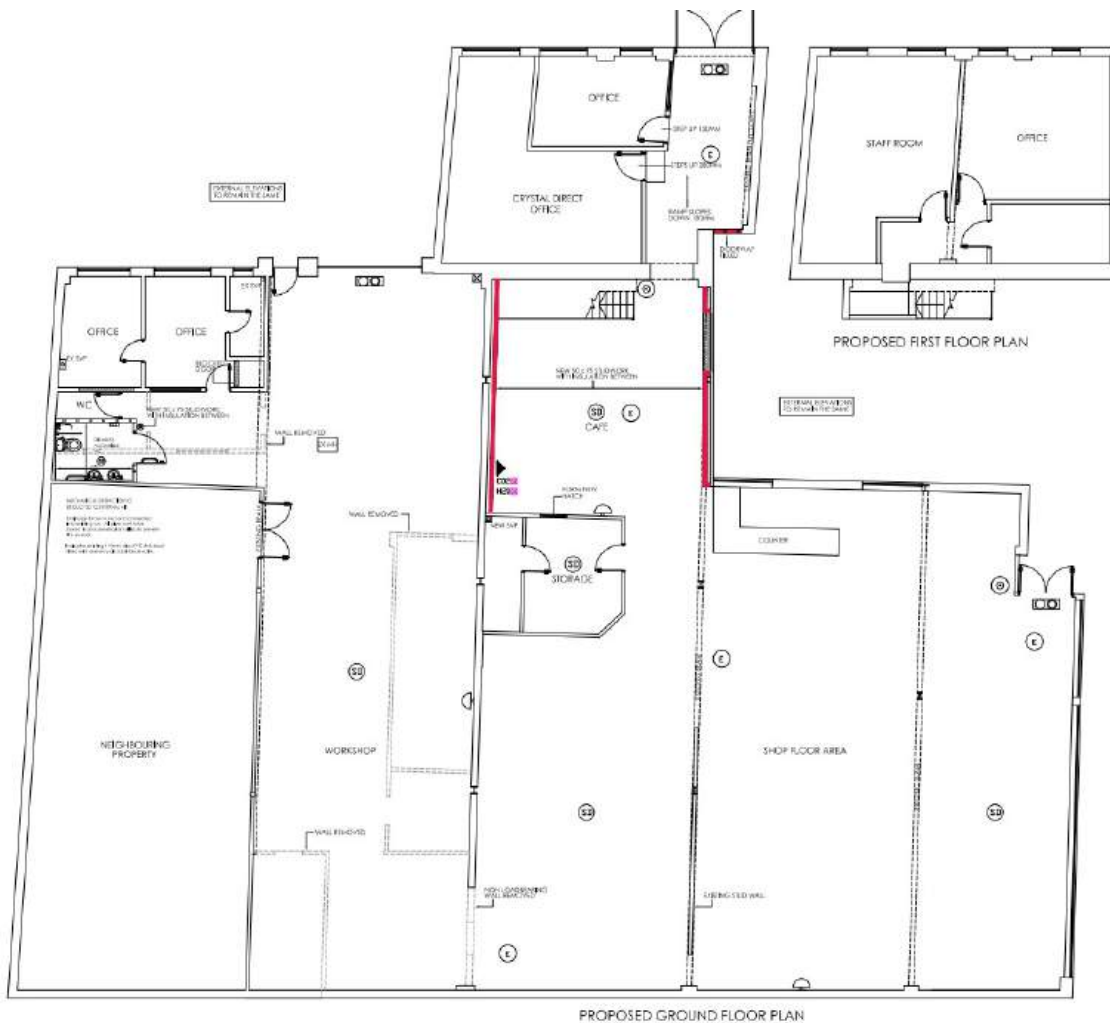
**Guy Hands**

Tel:- 02476 350700.

Fax:- 02476 352922.

Email- [grh@cartwrihand.co.uk](mailto:grh@cartwrihand.co.uk)

## MAIN UNIT FLOOR PLAN





Office building access from Stockwell Head



New Buildings with separate access



Main Unit and car park access from Stockwell Head





Interior photos of Main E Class Unit



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**105/7 New Union Street  
Coventry CV1 2NT**

**Tel: 02476 350700**

**59 Coton Road  
Nuneaton CV11 5TS**