

# 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  
By Auction £250,000**

- FOR SALE BY MODERN AUCTION
- Spacious Dining Areas
- Bar and Kitchen
- First Floor Outside Terrace
- Prominent Town Centre Location
- SUBJECT TO RESERVE PRICE & RESERVATION FEE
- His and Hers W.Cs
- First Floor Further Dining Areas and Bar
- Second Floor Two Bedroomed Residential Apartment
- A3 Commercial Use - Currently Tenanted



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www.castles-online.co.uk



**\*\* FOR SALE BY MODERN AUCTION - A3 COMMERCIAL USE - CURRENTLY TENANTED WITH A ROLLING ONGOING LEASE \*\*** 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.

### **VIEWING**

By arrangement through the Agents.

### **FOR SALE BY MODERN AUCTION - AUCTION DETAILS**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### **ENTRANCE**

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

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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****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



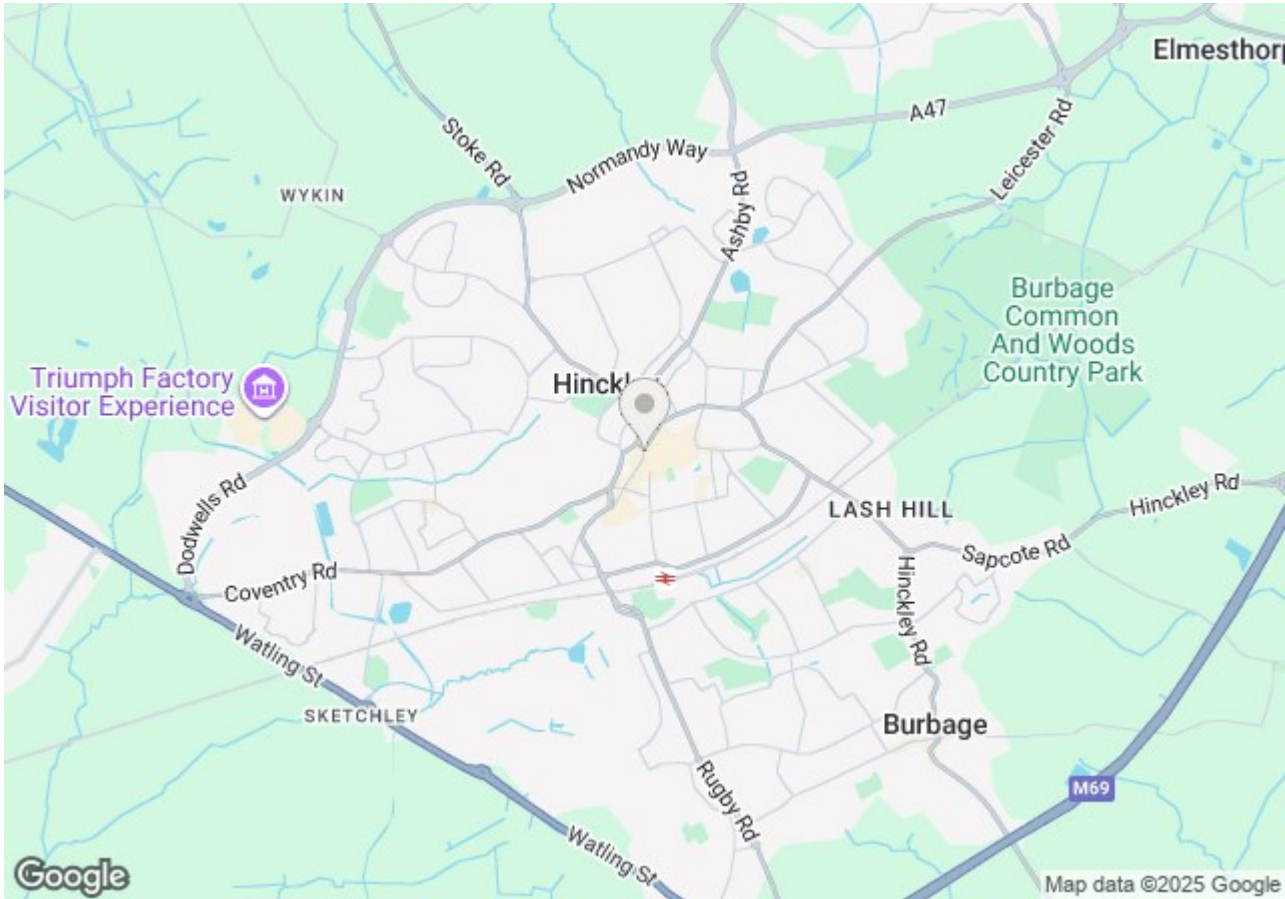
Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current | Potential |
|-----------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO2 emissions |         |           |
| (92 plus) A                                         |         |           |
| (81-91) B                                           |         |           |
| (69-80) C                                           |         |           |
| (55-68) D                                           |         |           |
| (39-54) E                                           |         |           |
| (21-38) F                                           |         |           |
| (1-20) G                                            |         |           |
| Not environmentally friendly - higher CO2 emissions |         |           |

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EU Directive 2002/91/EC





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|---------------------------------------------|-------------------------|-----------|
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| (1-20) G                                    |                         |           |
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| England & Wales                             | EU Directive 2002/91/EC |           |

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| England & Wales                                                 | EU Directive 2002/91/EC |           |





## **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

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