



FOR SALE

BLOCK OF FOURTEEN APARTMENTS

34 Station Road,
Hinckley, LE10 1AR

Currently operated as a serviced
accommodation and rental business



Full cash flow business



Gross revenue for 25/26 of £202,651



12no. two bed and 2no. one bed
apartments



LOCATION

The subject property is located on Station Road within Hinckley town centre, adjacent to The Crescent shopping centre and bus station. Station Road comprises a mixture of residential and commercial uses. House of Dental dental surgery is located adjacent to the property.

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

FULL CASH FLOW BUSINESS - 25/26 REVENUE £246,736 We are able to offer a block of fourteen apartments constructed in an L shaped arrangement over two floors. Of the apartments, twelve offer two bedrooms and two offer one bedroom. The property is of cavity brickwork construction surmounted by mono pitched steel sheet roofs. Externally, there are 14 car parking spaces included with the property and communal garden areas.

The property is currently operated as a mixture of serviced accommodation and rental accommodation. The property is offered for sale as a full cash flow business, with gross revenue for 25/26 at £202,651.

The site is as shown edged red on the enclosed plan. Rights of access are reserved over the land shaded pink. The land will be sold with rights of access over the area shown cross hatched green in favour of the garage occupiers.

ACCOMMODATION

The apartments vary in size but the accommodation offered by a sample apartment (Flat 8) is as follows:

	SQ M	SQ FT
Hall		
Kitchen	6.8	73
Lounge	15	161
Bedroom 1	10.6	114
Bedroom 2	8.3	89
Bathroom		

SERVICES

We understand mains electricity, water and drainage are connected to each flat which benefit from underfloor heating system.

TENURE

The Freehold interest in the subject property is available at an asking price of £1,975,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The individual dwellings which make up this investment benefit from C or D EPC ratings with 1 of the units rated C and 13 rated D.

A full schedule of the currently lodged EPCs can be provided on request.

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

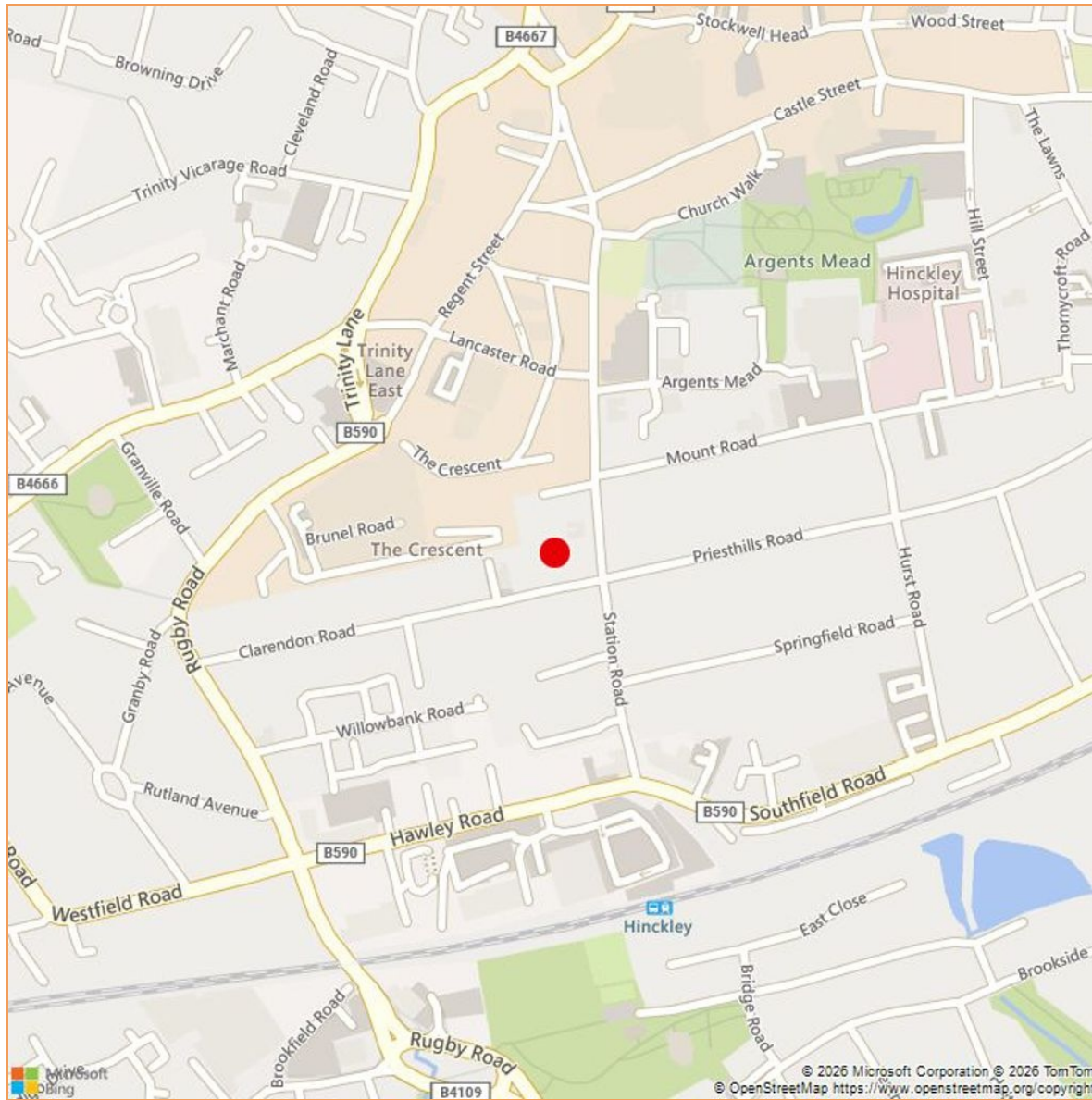
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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