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VIEW ONLINE

INVESTMENT, INVESTMENT - RETAIL & LEISURE, RETAIL FOR SALE

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52 CASTLE STREET, HINCKLEY, LE10 1DB

For Sale: Offers in the region of £400,000 1,321 to 3,710 sq ft (122.72 to 344.67 sq m)

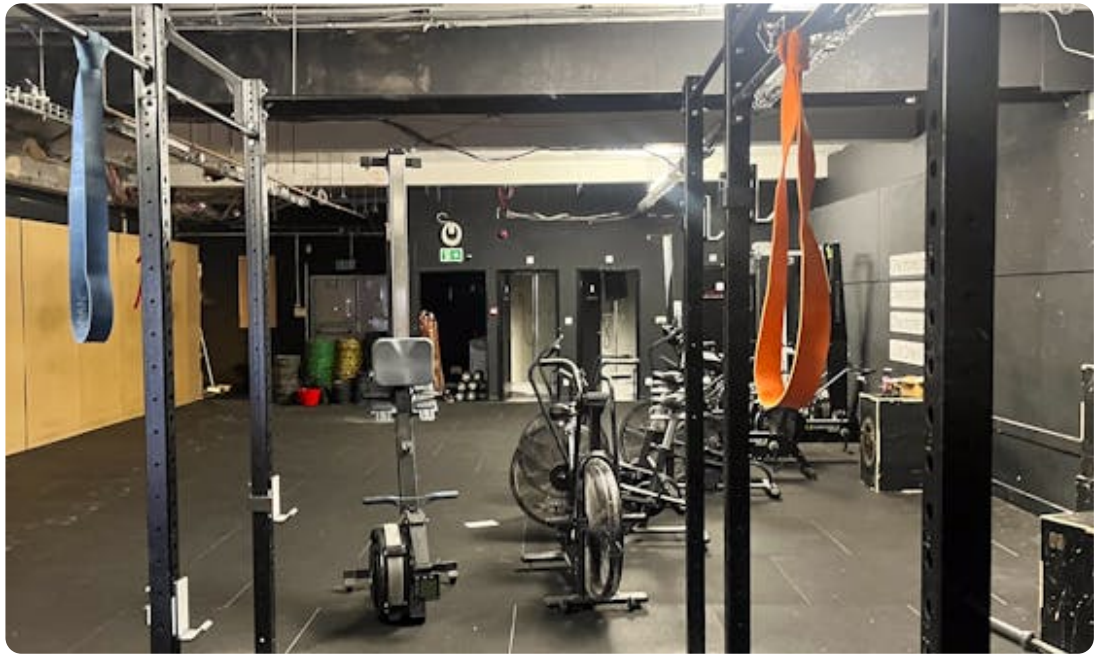
Description

This prominent two-storey retail premises offers an internal area of approximately 3,711 sq ft (344.8 sq m). The ground floor features an open-plan retail area with changing rooms at the rear. The first floor comprises a studio, office, storage areas, and two additional WCs.

The property is let to Armstrong Fitness Limited on a 7-year lease from 23/04/2021 at a rent of £30,000 p.a., with a tenant break option on 22/04/2026.

Summary

- Offers in the region of £400,000 reflecting a net initial yield of 7.2%
- Prime Pitch
- Well served by nearby public car parks
- Fully Glazed double frontage
- Cat 6 Lighting
- Ceiling mounted heating/ cooling system
- Good footfall



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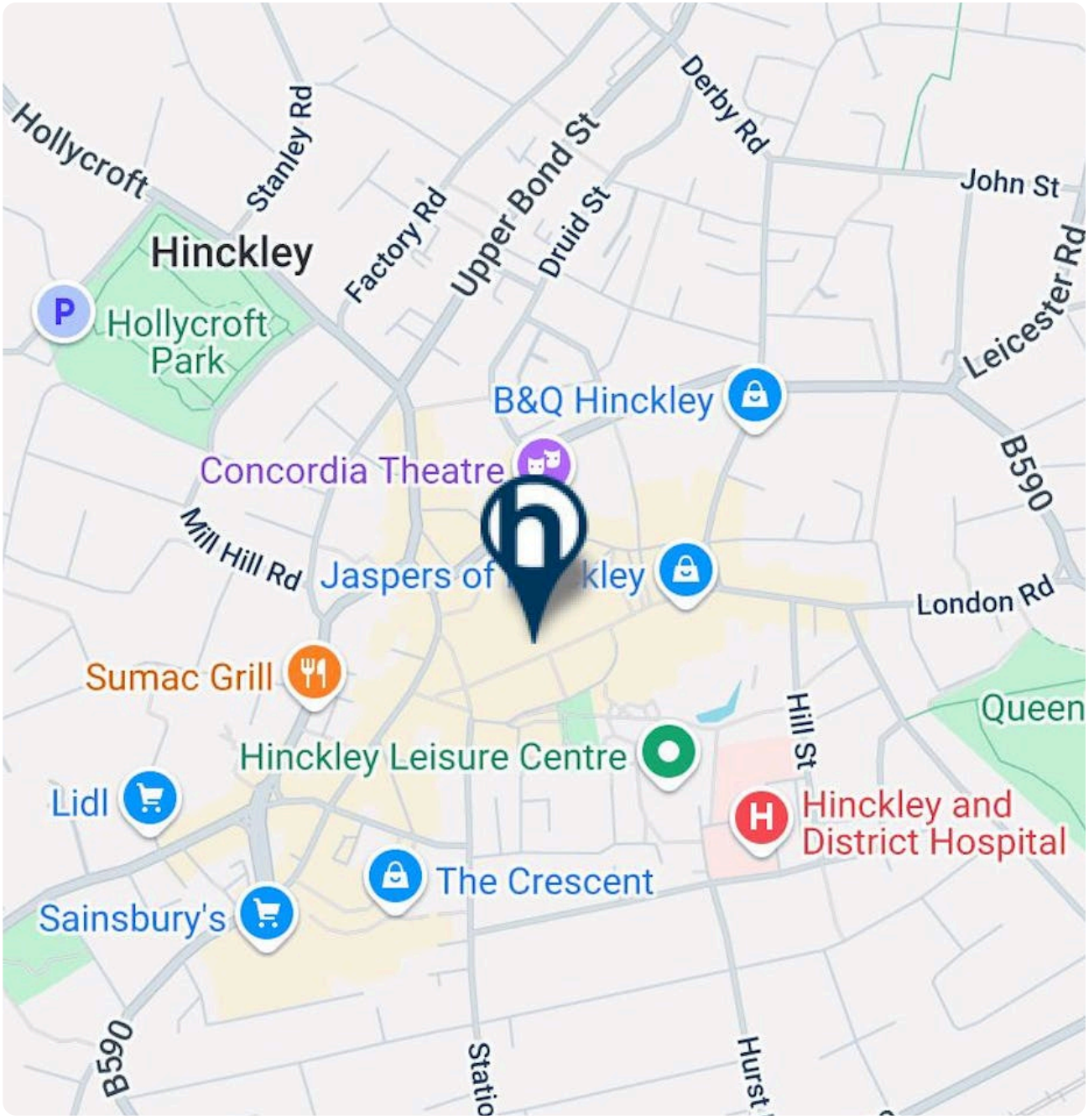
Location

Hinckley is located in the heart if the Midlands. The town benefits from good road communications and is served by the A5 which provides a direct link with Junction 1 of the M69, and Junction 2 of the M6 lies approximately 8 miles south. The town is connected to the national rail network with journey times to London of approximately 1hr 25 minutes.

Castle Street is Hinckley's principle pedestrianised retail thoroughfare. The subject property occupies a prime retailing pitch on the north side of Castle Street in close proximity to the popular Britannia Shopping Centre. Other nearby occupies include Holland and Barrett, Costa Coffee, New Look, Greggs, Specsavers, WH Smith, Carphone Warehouse and Wilko. The Stockwell Head Chapel Yard public car park is located immediately to the rear of the property and provides some 32 parking spaces whilst the Castle Street car park is immediately opposite, providing some 70 parking spaces. The property benefits from a strong footfall.



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GALLERY

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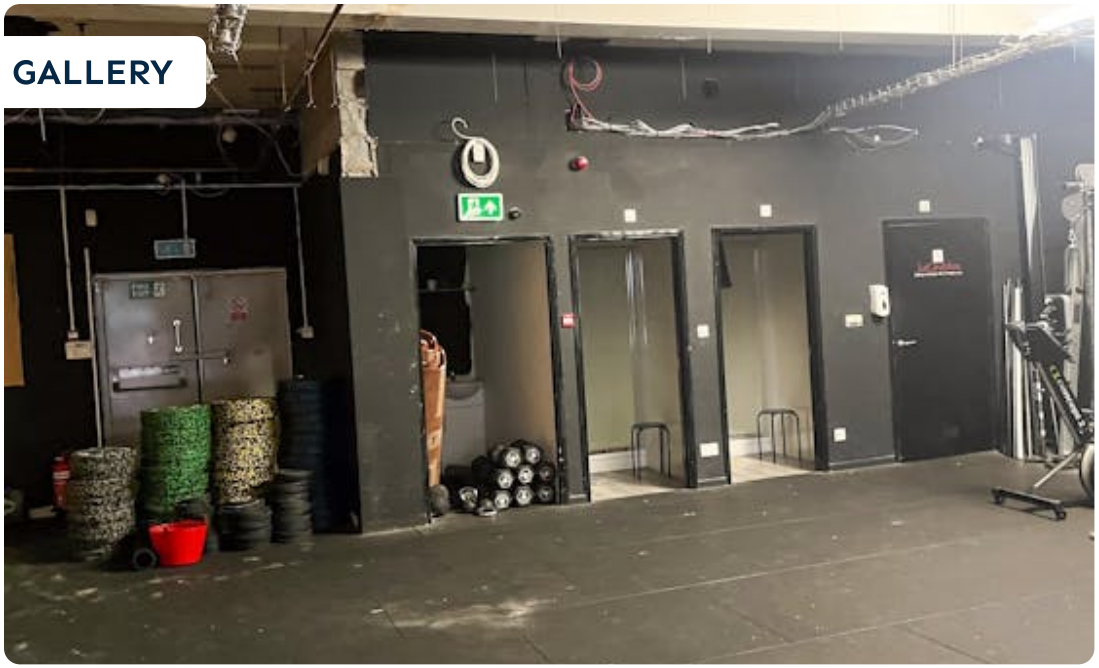

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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	2,389	221.95	-	Available
1st	1,321	122.72	-	Available
Total	**3,710**	**344.67**		

TERMS

Freehold.

EPC

B (40)

SERVICE CHARGE

n/a

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT

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