

**Lot 35, 9a Castle Street, Hinckley,
Leicestershire LE10 1DA**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Town Centre Retail Investment

- Entirely let to Subway Realty Limited until 2031
- February 2026 Break Option Not Exercised
- Strong retail position near to the The Britannia Shopping Centre
- Town Centre location
- Neighbouring occupiers include Coral, Greggs, HSBC, Clarks, B&M and a range of local businesses

Lot

35

Auction

30th October 2025

Rent

£18,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

13 miles south-west of Leicester, 4 miles north-east of Nuneaton

Roads

A47, M69, A50

Rail

Hinckley Railway Station

Air

Birmingham Airport, East Midlands Airport

Situation

The property is prominently situated on the south side of the prime pedestrianised Castle Street, close to its junction with Market Place. The property also benefits from being within walking distance to The Britannia Shopping Centre, which includes major retailers such as Boots, Greggs, New Look and The Fragrance Shop. Other neighbouring occupiers include Coral, Greggs, HSBC, Clarks, B&M and a range of local businesses.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a fixed peppercorn rent.

EPC

Band B

Description

The property comprises a retail unit on the ground floor. The property also benefits from rear loading via Church Walk.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	71.00	(753)	SUBWAY REALTY LIMITED (CRN: 04174473) (1)	15 years from 08/02/2016 (2)	£18,000	08/02/2026 (07/02/2031)
Total Approximate Floor Area		71.00	(753) (3)			£18,000	

(1) For the year ending 31 December 2024 Subway Realty Ltd (CRN: 04174473) reported a turnover of £49,216,949, a pre-tax profit of £3,908,603 and a Total Equities of £13,255,213 (Source: Report and Financial Statements as Published at Companies House on 07/10/2025).

(2) The lease provides for a Tenant option to determine on 08/02/2026 upon serving 6 months written notice. The tenant has not exercised their break.

(3) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/68382046>).

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Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Dan McCarron
0203 696 5654
dmccarron@brecher.co.uk

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2024