Leicestershire LE10 1DA

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)





Town Centre Retail Investment

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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 Auction

22 11th December 2025

Rent Status £18,000 per Annum Exclusive Available

Sector Auction Venue
High Street Retail 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 peppercom 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.

Note

The Special Conditions of Sale provide for the Buyer to pay on completion of the sale, sums in addition to the purchase price. Please see legal pack.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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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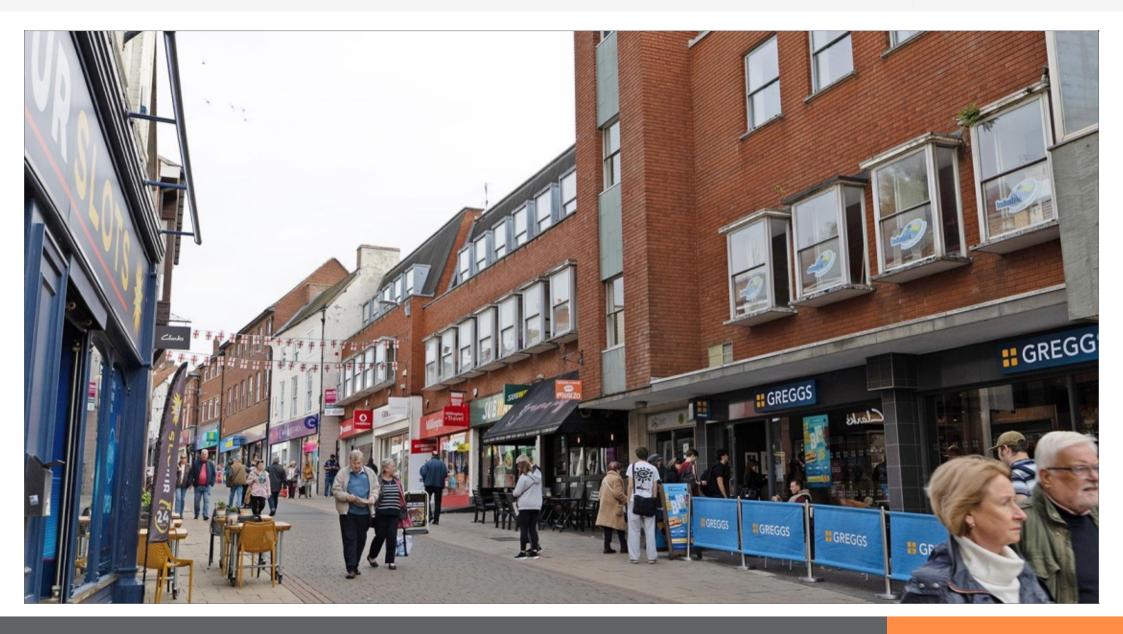


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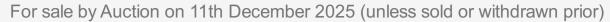
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Dan McCarron 0203 696 5654 dmccarron@brecher.co.uk

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