

29/31 Castle Street & 11 Church Street Hinckley, Leicestershire LE10 1DA

lot 35

Prime Freehold Retail Investment

- Entirely let to W H Smith Retail Holdings Limited recently renewed on a rebased rent
- Prime pedestrianised retail position opposite the entrance to The Britannia Shopping Centre
- Nearby occupiers include New Look, H Samuel, The Carphone Warehouse and Costa Coffee

Rent
£70,000
per annum
exclusive



On behalf of a Real Estate Investment Trust

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

Prominently situated in a prime pedestrianised location in this popular town centre opposite the entrance to The Britannia Shopping Centre. Nearby occupiers include New Look, H Samuel, The Carphone Warehouse and Costa Coffee.

Description

The property comprises a large retail unit on the ground floor with storage to the rear and further retail accommodation and Post Office on the first floor with storage and a kitchen. The second floor is currently not in use. A passenger lift provides access between the ground and first floors. The property benefits from rear access to Church Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail Storage	463.4 sq m (4,988 sq ft) 28.1 sq m (303 sq ft)	W H SMITH RETAIL HOLDINGS LIMITED (1)	5 years from 25/09/2012 on a full repairing and insuring lease	£70,000	24/09/2017
First	Retail Ancillary	256.7 sq m (2,763 sq ft) 249.2 sq m (2,682 sq ft)				
Second	Not currently used					

Totals (excluding second floor) 997.4 sq m (10,736 sq ft) £70,000

(1) For the year ending 31st August 2013, W H Smith Retail Holdings Limited reported a turnover of £169,180,000, pre-tax profits of £140,968,000 and a total net worth of £466,409,000. (Source: www.riskdisk.com 24th September 2014)

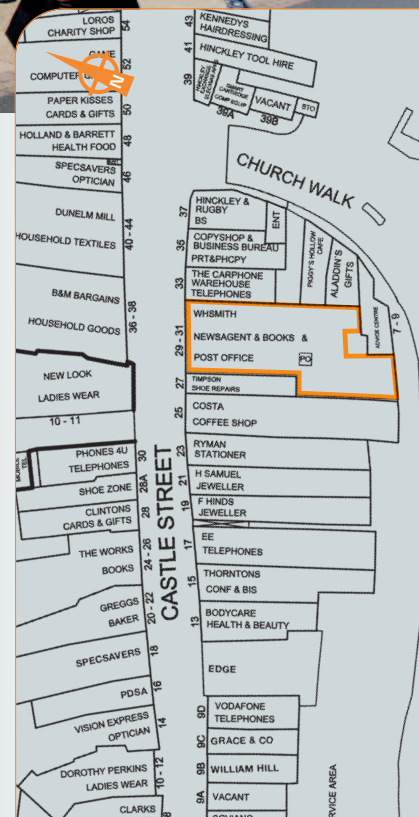
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