

# 29-31 Castle Street LE10 1DA and 11A Church Walk LE10 1DW, Hinckley, Leicestershire

Prime Freehold Retail Investment

**Lot 11**

£48,250 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	517.30 sq m	(5,568 sq ft)	WH SMITH	5 years from	£48,250	24/12/2022
First	Retail	157.01 sq m	(1,690 sq ft)	RETAIL	25/12/2017 on a		
First	Ancillary	245.63 sq m	(2,644 sq ft)	HOLDINGS	full repairing and		
Second	Not currently used	-	-	LIMITED (1)	insuring lease		
<b>Total (excluding second floor)</b>		<b>919.94 sq m</b>	<b>(9,902 sq ft)</b>			<b>£48,250</b>	

(1) For the year ending 31st August 2016, WH Smith Retail Holdings Limited reported a turnover of £175,131,000, pre-tax profits of £75,302,000 and a total net worth of £461,234,000 (Source: Experian Group 17/01/2018).

### Key Details

- Entirely let to WH Smith Retail Holdings Limited
- Recently renewed lease at a rebased rent
- Part occupied by the Post Office
- Large shop - approximately 9,902 sq ft
- Prime pedestrianised position opposite The Britannia Shopping Centre with retailers including Boots the Chemist, Greggs, Peacocks, Poundworld and Wilko
- Other nearby occupiers include Costa, B&M Bargains and Clarks Shoes

### On Behalf of a Real Estate Investment Trust

#### Location

Miles: 15 miles south-west of Leicester  
22 miles east of Birmingham  
Roads: A5, A47, M69 (Junction 1)  
Rail: Hinckley Railway Station  
Air: Birmingham Airport, East Midlands Airport

#### Situation

The property is situated in a prime retailing location on the southern side of the pedestrianised Castle Street, directly opposite the entrance to The Britannia Shopping Centre in the heart of Hinckley town centre. The Britannia Shopping Centre has retailers including Boots the Chemist, Greggs, Peacocks, Poundworld and Wilko, with other nearby occupiers including Costa, B&M Bargains and Clarks Shoes. Church Walk Car Park is located to the rear of the property with parking for over 80 cars.

#### Description

The property comprises a large well configured shop on the ground floor with further retail/ancillary accommodation on the first floor (part used as a Post Office). The property benefits from rear access via Church Walk.

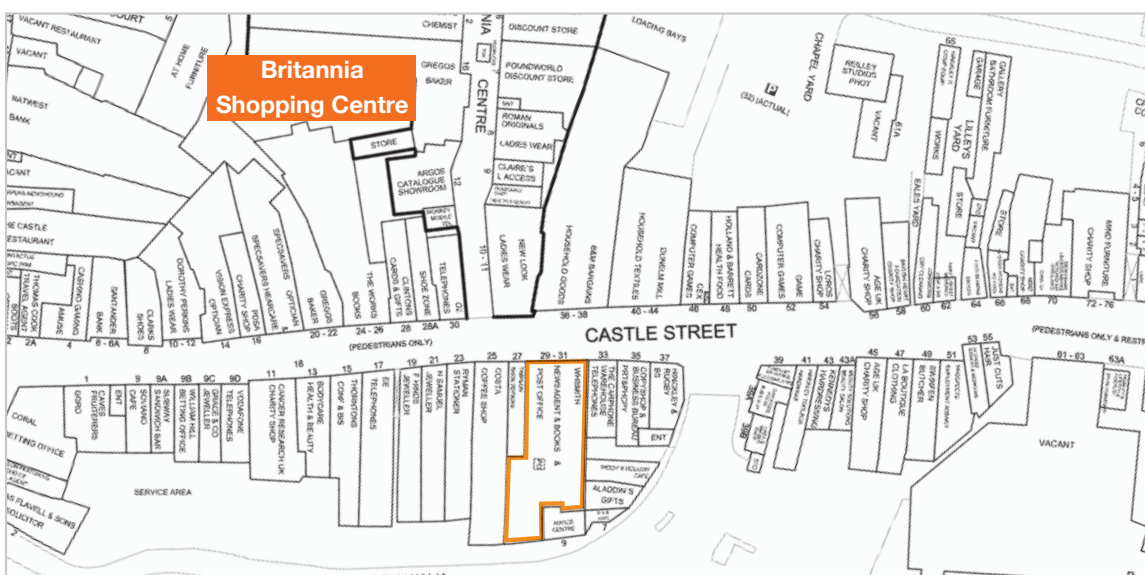
#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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