



FOR SALE

RETAIL INVESTMENT OPPORTUNITY

2 Lutterworth Road,
Burbage, LE10 2DN

Sought after central Burbage location



Arranged over three storeys



Currently let to Holiday Lounge Ltd
until February 2030



Passing rent £5,800 pa, rising to £7,200
from February 2025



NIA - 592 sq ft (55.2 sq m)



LOCATION

The property is centrally located within Burbage village in a mixed commercial and residential location opposite an office and vehicle garage. Burbage forms the southern part of the Hinckley conurbation, specifically lying on the southern side of the railway line which bisects the same.

Burbage is a large village (population - 14,568) lying to the south of the town of Hinckley. Burbage benefits from excellent road communications with the A5/M69 interchange to the south of the conurbation providing access to the M1, M6 and M42 thereafter. Hinckley railway station provides regular commuter services to Leicester and Birmingham New Street.

DESCRIPTION

The subject property comprises three storey retail/office premises in the heart of Burbage old village of rendered brickwork construction surmounted by a pitched tiled roof.

The accommodation briefly comprises the following: Ground Floor: retail area with ancillary office. First Floor: store/office, kitchen and WC facilities. Second Floor: stores.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Retail Sales	194	18.02
Ground	Office	121	11.24
First	Office/Store	108	10.03
First	Kitchen	25	2.32
Second	Stores	146	13.56
NIA Total		594 Sq Ft	55.18 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of electric heaters.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £7,100

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to the occupation of the current tenant, at an asking price of £125,000.

The property is let to Holiday Lounge Limited, who are currently holding over at a rental of £5,800 per annum. A new internal repairing and insuring lease has been agreed to commence on 9 February 2025 at a rental of £7,200 per annum exclusive, for a term of 5 years, and is currently being documented by solicitors.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(86)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

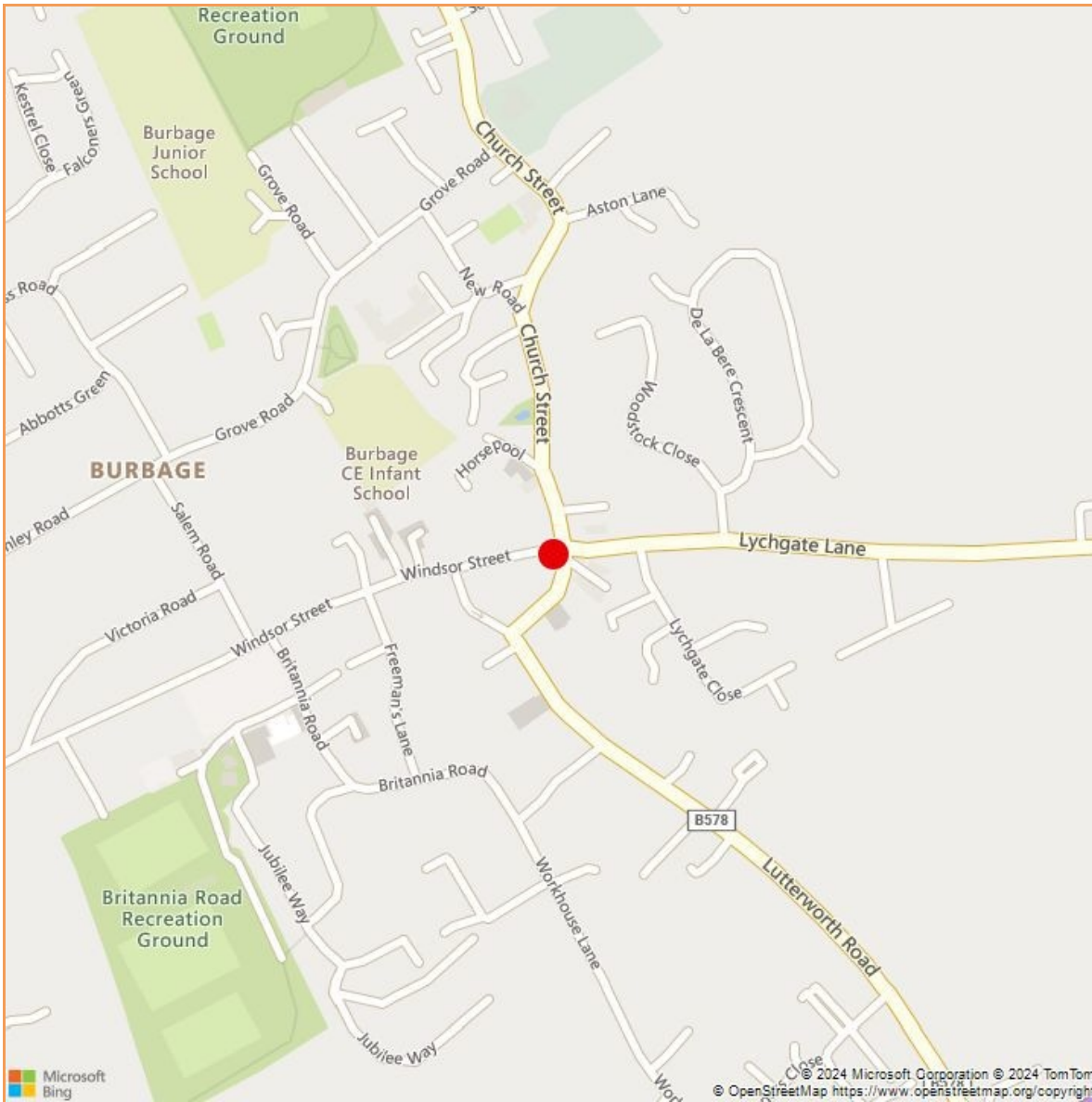
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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