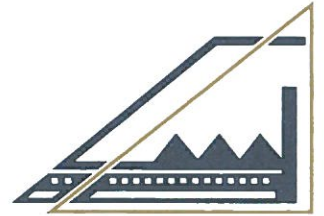


SHOP PREMISES

FOR SALE
FREEHOLD

**124 CASTLE STREET
HINCKLEY
LEICESTERSHIRE**



**FAULKNER
& COMPANY**
COMMERCIAL



• Sales Area 35.12m² (378ft²)

• Upper Parts 42.98m² (463ft²)

**Offering Potential for Residential Conversion
(Subject to Planning Permission)**

• Prominent Trading Position

Close to Pedestrianised Primary Shopping Core



Commercial Property Consultants

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Faulkner and Company Commercial Ltd. Registered in England and Wales No. 2232976

COMMERCIAL

Retail premises occupying a busy shopping frontage close to the pedestrianised central shopping core and convenient for the main town centre car parks, including in particular "Pay and Display" facilities on Hill Street opposite.

Neighbouring occupiers include Betty Ann (Ladieswear), Castle Estates (Estate Agents), Simply Sofas (Furnishings) and Tom Payne (Jewellers).

The accommodation is arranged over four floors including a small cellar. The upper parts offer potential (subject to any necessary planning permission) for residential conversion

ACCOMMODATION

Ground Floor		
Sales Area	35.12m ²	(378ft ²)
Basement		
Cellar Storage	11.49m ²	(463ft ²)
First Floor		
Storage	19.74m ²	(213ft ²)
WC		
Second Floor		
Storage	23.24m ²	(250ft ²)

A shared entry provides pedestrian access to the rear of the property from the street frontage.

NB. All dimensions and floor areas are approximate.

RATING ASSESSMENT

The premises are included in the 2017 Rating List at Rateable Value £6,500

FREEHOLD

The property is offered for sale freehold with full vacant possession on completion.

PRICE

Offers are invited. **Guide Price £90,000 (Ninety thousand pounds)**

VALUE ADDED TAX

All considerations relating to this transaction are expressed exclusive of any Value Added Tax that may be payable.

EPC RATING

EPC Rating 154 Band G

VIEWING

By arrangement through the Sole Agents.

SJF.UA.124CastleSt (290618)

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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