



Lower Bond Street, Hinckley, LE10 1QU

£249,995

- Large Flexible Accommodation
- Prominent Main Road Position
- Freehold Partial Investment
- Parking
- Offers Invited in the region of £295,000

Property Description

The split level ground floor retail is an irregular shape and could potentially be split into more than one unit,. The residential accommodation offers two modern one bedroomed flats on the first floor.

11 Lower Bond Street - Ground floor retail shop with two shop fronts and access doors, rear office, two fire exits, suspended ceilings, LED lighting, downlighters and spotlights, wood laminate floors. Basement. First floor/mezzanine split level arrangement with various storage rooms, kitchen area and toilet. Outside there are two parking spaces allocated in the rear yard.

11 King Street - external stairs to a shared entrance hall with 11a. Living room, kitchen with fitted cabinets, sink unit, electric cooker, oven and extraction hood, plumbing for washing machine, rear entrance door. Bedroom. Shower room with basin, w.c., shower cubicle and electric shower.

11a King Street - Living room, kitchen with fitted cabinets, sink unit, electric cooker, plumbing for washing machine, rear entrance door. Bedroom. Shower room with basin, w.c., shower cubicle and electric shower. Outside both flats have access to a decked area and fire exit.

Location

The property is located at the junction of Lower Bond Street and King Street just to the west of Stockwell Head and the main town centre shops with good access to public transport services. There is pay and display parking opposite.

Services

All mains services are available to the property but gas is not currently connected. There are electric panel heaters in the flats. No tests have been applied.

Rates

The retail unit is included in the 2026 Rating List with a Rateable Value of £16,000 and both flats have a Council Tax Band of A.

Legal Costs

Each party will pay their own costs incurred in connection with the sale.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which we understand will not be payable on the purchase price in this case.

Sale Method

Private Treaty

Sale Comments

Flat 11 is let at £725 pcm and Flat 11a is let at £535 pcm. Both rents are inclusive of water rates.

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice



Plan

