



FOR SALE STORAGE UNIT

1 Parsons Lane,
Hinckley, LE10 1XT

Situated on Parsons Lane in Hinckley



Double door access



2.3m eaves height



Three phase electricity



GIA - 544 sq ft (50.5 sq m)



LOCATION

The subject property is situated on Parsons Lane, Hinckley which runs from London Road close to the junction with Park Road on the fringe of Hinckley town centre.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The subject property comprises a single storey storage unit located on Parsons Lane in Hinckley.

The unit benefits from double door and pedestrian door access to the front elevation. There are WC facilities within the unit however the water has been capped. The eaves height is approximately 2.3m.

On street car parking is available on Parsons Lane.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Main Workshop	476	44.22
Ground	Rear Workshop	68	6.32
		544 Sq Ft	50.54 Sq M

SERVICES

We understand mains electricity (we are advised three-phase) and drainage are available to the subject property. The water supply to the property has been capped.

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: £2,350

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at a guide price of £60,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(101)

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

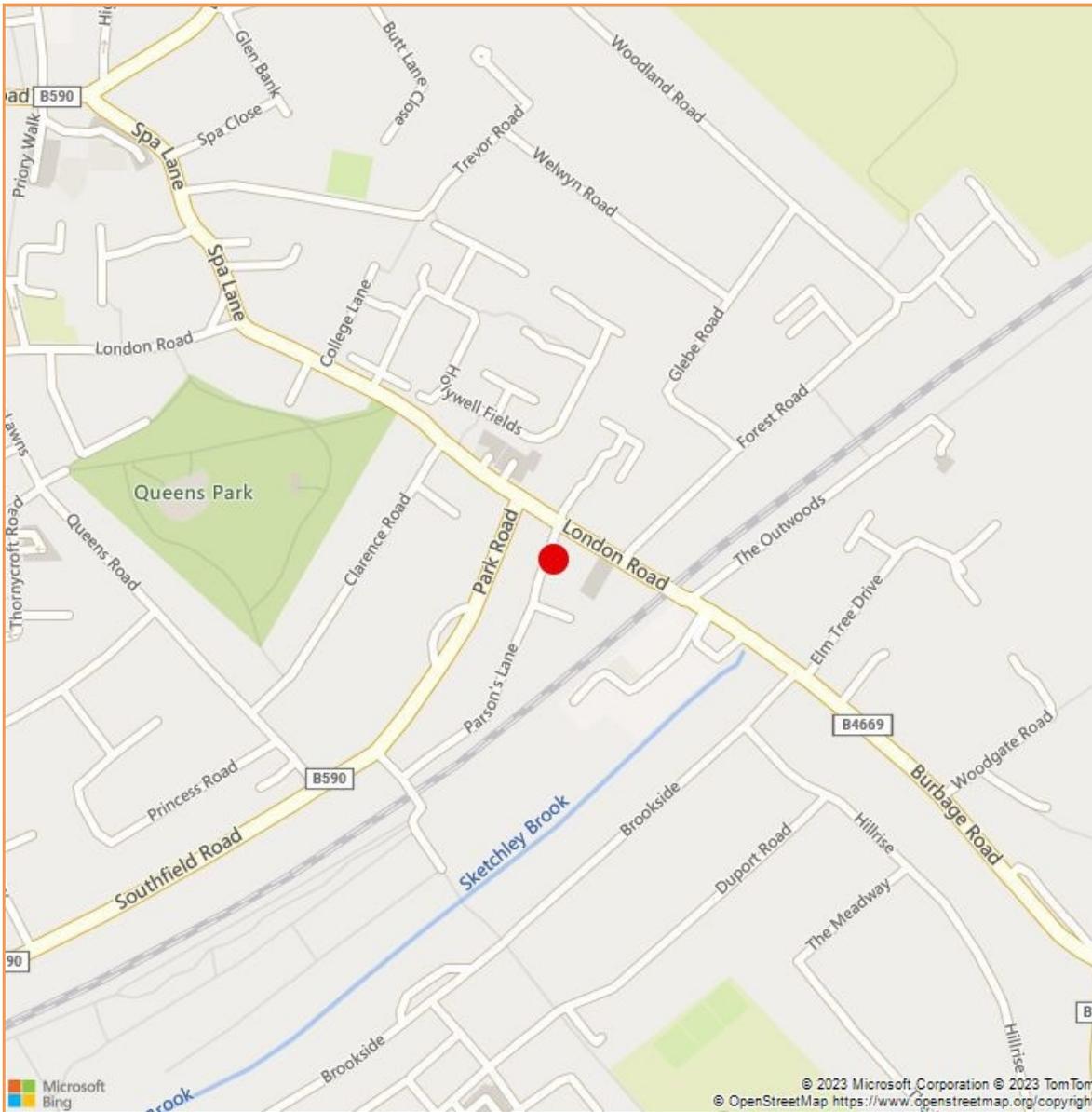
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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