

# FORMER CANNON CINEMA

Trinity Lane, Hinckley, Leicestershire, LE10 0BH



## Key Highlights

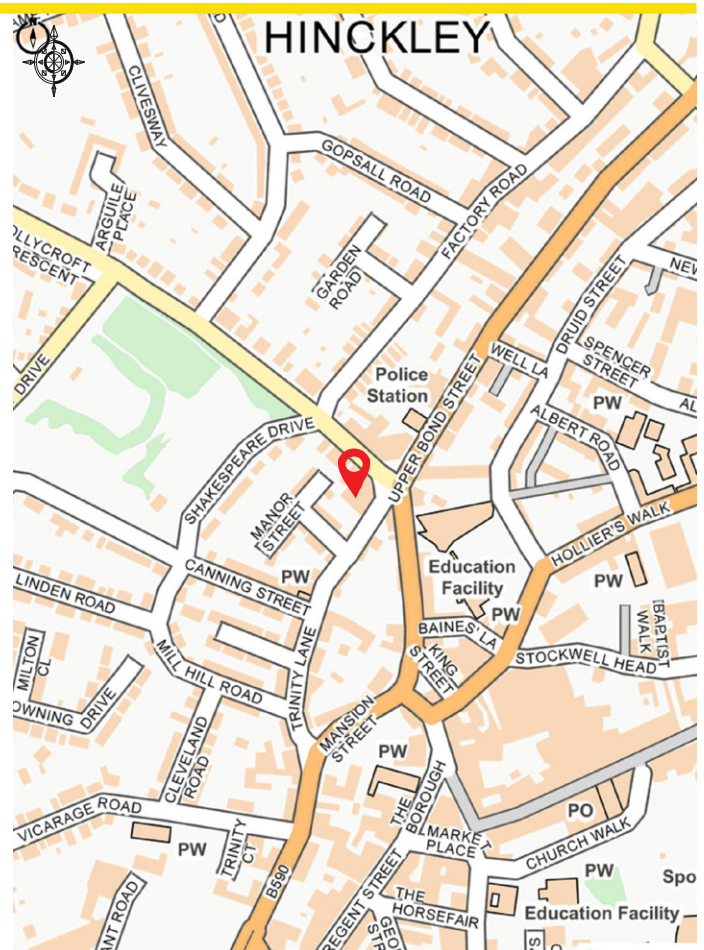
- Prominent Town Centre location
- Landmark building
- Onsite car parking provision
- Redevelopment opportunity for alternative uses, subject to planning

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**Location**

Hinckley is a market town with a large commercial centre located some 10 miles west of Leicester and 3 miles from Nuneaton. There is swift access out of the town to the A5 and M69 motorways.

**Situation**

The property occupies a prominent position at the junction of Trinity Lane and Hollycroft just to the north of the Town Centre in an area predominantly characterized by residential property.

Nearby occupiers include North Warwickshire and Hinckley College Campus, Hinckley Police Station and Aldi.

The main retail provision is located towards the south, which includes the Britannia Shopping Centre, Sainsbury's, Hinckley Leisure Centre and a good mix of both national and independent retailers.

**Description**

The existing Art Deco Cinema building was built on the site of a former hosiery factory in 1936 to designs by Ernest S Roberts, a prolific cinema architect in the

Birmingham area. It opened as the Danilo Cinema on 26 July 1937. The Danilo was one of a chain owned by Mortimer Dent, including those at Brierley Hill, Redditch, Cannock, Longbridge, Stoke on Trent and Stourbridge.

The cinema had 1,250 seats and was the last super-cinema to be built in Hinckley. In 1970 it was re-opened as the Essoldo and in 1972 was bought by Classic Cinemas and so renamed again. In August 1973 it re-opened as a three-screen cinema, later becoming The Cannon, which in turn closed in May 1993, the last functioning cinema in the town. It was subsequently an indoor sports club (circa 1999) and is now disused.

The brick built façade has maintained its integrity over time, with the characteristic art deco curved corner entrance also still intact, however internally the property is in significant disrepair.

**Accommodation**

A measured survey has not been undertaken but we understand that the property has an approximate gross internal floor area of 1,251 sq m (13,465 sq ft).

**Tenure**

Freehold.

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## Price

£350,000, plus VAT.

## Development Potential

The site extends to approximately 0.35 acres (0.14 hectares) and due to its prominent position within the Town Centre, provides a rare development opportunity and would be suitable for a variety of uses (subject to planning permission).

In June 2016, a planning application was submitted for the demolition of the cinema and erection of a mixed use development including 29 flats which has been put on hold. Details can be provided on request.

## Rateable Value

We are advised that the property has been removed from the Rating List.

## VAT

VAT will be applicable to the transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.

## Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

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## Contact

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