

Market Town Investment Opportunity

- **Prominent town centre office building**
- **Total income of £70,220 per annum exclusive**
- **Secure on site car park**
- **Purchase price: £850,000, to show an initial yield of 7.83% after purchaser's costs**

For enquiries and viewings please contact:



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Florence House, St Marys Road, Hinckley, Leicestershire LE10 1EQ

Location

The premises are situated overlooking St Mary's Road, close to its junction with Station Road within Hinckley Town Centre. The Crescent Shopping Centre lies opposite St Mary's Road at its junction with Lancaster Road, with occupiers including Sainsbury's, Costa and TK Maxx, together with a multiplex cinema. Whilst within the town centre, there is swift access towards the M69 motorway at Junctions 1 and 2, thereby facilitating accessibility to the national motorway network and the A5 trunk road.

There is a car park on site and a large town centre Pay and Display car park directly opposite the building, with access off St Mary's Road.

Description

The property consists of a substantial and relatively recently constructed purpose built office building that three-storey in design. The building is constructed in brickwork, incorporating double glazed windows under a pitched timber and tile roof. Each floor is arranged around a central core, providing WCs and a passenger lift to all levels, together with an attractive reception on the ground floor out onto St Mary's Road. The floors are open plan, with a building design that allows each floor to be equally divided. This has been undertaken on the ground and second floor. The first floor is single occupation.

To the rear of Florence House is a private car park, with space for some 20 vehicles.

Specification

- Open plan floor plates
- Suspended ceilings with recessed lighting, LED in part
- Carpeted solid concrete floors
- Perimeter three compartment trunking
- Centrally heated throughout
- Male and female WCs on each floor
- Lift to each level
- Attractive ground floor reception

Accommodation

The property is currently subdivided to provide the following accommodation:

	Sq M	Sq Ft
Ground Floor - Right	136.6	1,470
Ground Floor - Left	141.2	1,520
First Floor	292.8	3,152
Second Floor - Right	131.1	1,411
Second Floor - Left	161.7	1,741
Total	863.4	9,294

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from a Class E use and is used for offices throughout.

Parties considering future alternatives uses are advised to speak with Hinckley and Bosworth Borough Council on 01455 238 141.

Tenure

The freehold is available to purchase, subject to the benefit of the following subsisting tenancies that are outlined on the next page.

Business Rates

The current tenants pay all charges, including business rates.

Services Charge

Each tenant contributes proportionately towards the maintenance and servicing of the building in the form of a service charge. The budgeted costs for year ending 24th March 2025 were £66,400 equating to a rate of £5.48 per sq ft.

FOR SALE

Price

£850,000, producing an initial yield of 7.83% after purchaser's costs.

At this level, this produces a competitive vacant possession rate of only £91.45 per sq ft.

VAT

VAT is applicable to the purchase price. However, it is anticipated that the transaction can be treated as a Transfer of Going Concern (TOGC). All parties are advised to seek independent advice in this regard.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C68

Viewing

Viewings are by appointment with sole agents Innes England

Information Pack

Please contact the agents in relation to the following information:

- Floor Plans
- Tenancy Information / Leases
- Business Rates and Council Tax Assessments
- Energy Performance Certificates
- Service Charge Information

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 04-Jul-2025

Suite	Tenant	Area (Sq Ft)	Rent (£ pa)	Lease Start	Lease Expiry	Break Clause	Rent Reviews	Comments
Ground Floor Right	Workpays Limited	1,470	£8,500	27.10.2024	26.10.2029	27.04.2027	-	Schedule of Condition Lease excluded from the Act
Ground Floor Left	Flex Recruitment Limited	1,520	£12,920	25.12.2019	24.12.2026	-	-	
First Floor	Pivotal Energy Limited	3,152	£22,000	26.05.2022	25.05.2029	26.05.2026	26.05.2026	
Second Floor Right	Howden UK Brokers Limited	1,411	£12,000	04.03.2024	03.09.2025	-	-	
Second Floor Left	HR4UK.com Limited	1,741	£14,800	04.05.2023	03.05.2029	03.05.2026	03.05.2026	
	TOTAL	9,294	£70,220					



