

Residential Investment For Sale - 14 Apartments

14 Apartments

- Affluent Leicestershire Market Town
- Freehold subject to lease to 2037
- Strong Tenant – Inclusion Homes CIC
- Rent £166,236 – annual CPI increases
- Price - £1,950,000 - 8% net



FOR SALE



Location



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Location

Hinckley is a market town of approximately 50,000 in South-West Leicestershire in the East Midlands.

Hinckley is located midway between Leicester and Coventry and benefits from good transport links.

The property is located in the centre of town, adjacent to Aldi.

The Development

This town centre development was originally built as an office building in the 1960's and converted to Apartments in 2015. It has since undergone a major refurbishment in 2021.

The 14-apartment development comprises 9 X 2-bed apartments and 5 X 1-bed apartments that were fully refurbished in the past 5 years.

Planning

Planning Reference: 14/00946/CJGDO

Tenure

Freehold subject to an FRI Lease.





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Lease

The entire property is let on an FR&I Lease expiring in 2037, with 11 years unexpired to Inclusion Homes CIC, a very well regarded Assisted Living provider.

Rent Reviews

The lease benefits from annual rent increases every April in line with CPI of September the previous year, capped at 4% pa.

Current Rent

The 2025 rent for April 26/27 is £166,236 pa.

Price

Offers of £1,950,000 are sought to show a net yield of 8% for this secure, long let town centre residential investment with annual rent increases in line with CPI.

EPC

To be confirmed.



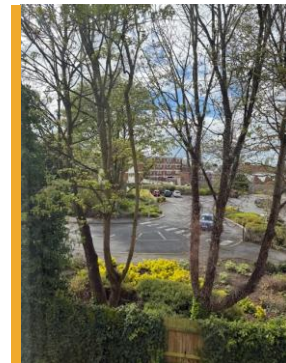
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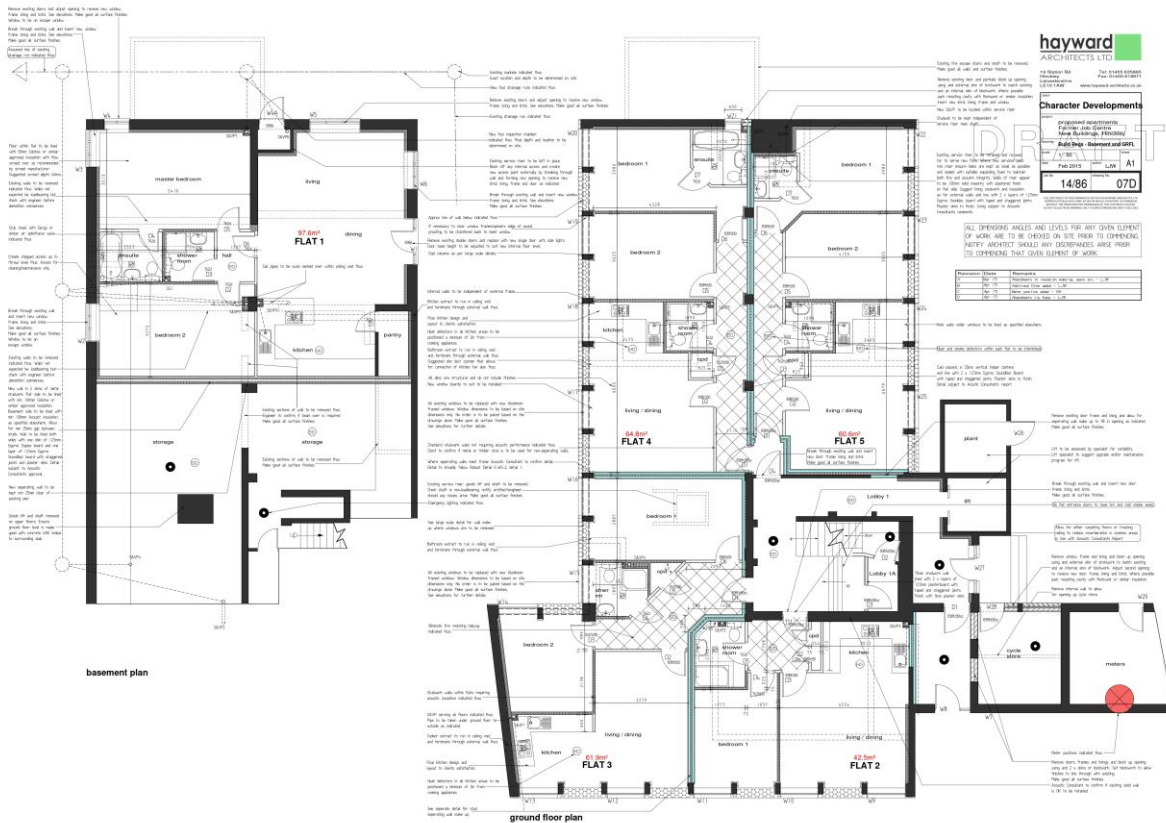


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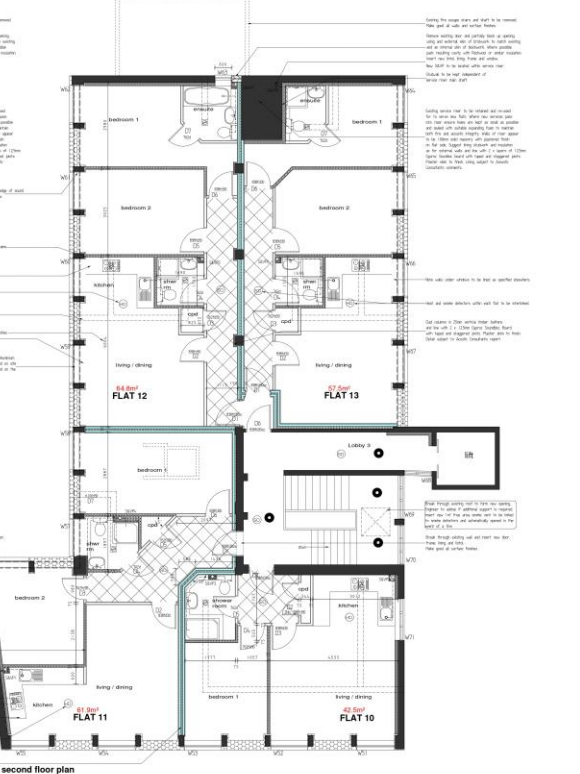
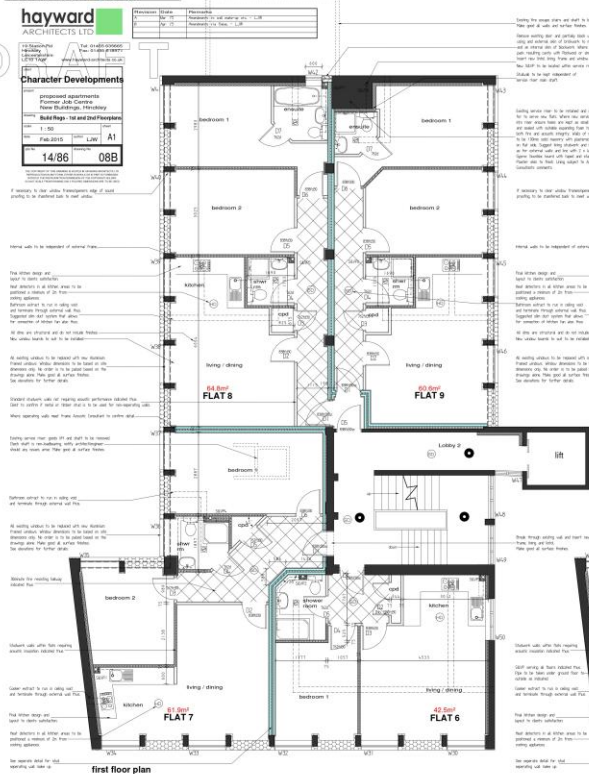
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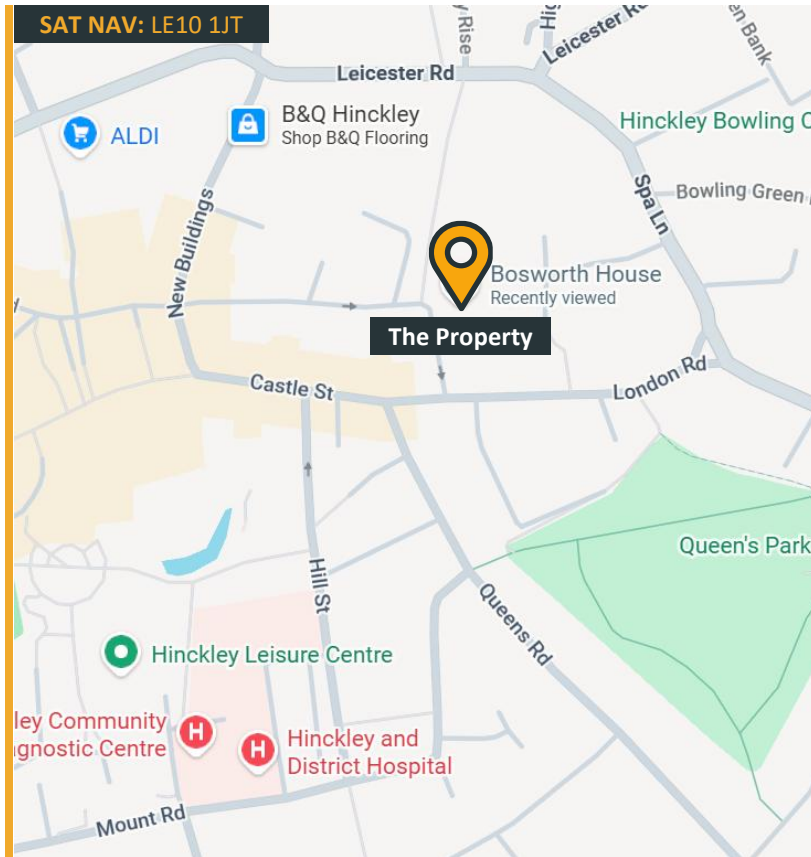
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Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each side to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.