



Putting great property on the map

**60B Hinckley Road
Leicester
LE3 0RB**

Offers over £165,000



Readings Property Group are pleased to bring to market this former police station located on the busy Hinckley Road.

The property was built circa 1887 in brick construction with a pitched timber roof covered with slates. The premises was originally used as a dispensary unit but later converted to a police station. In recent years it has been used for retail purposes and a further change of use in 2006 to a Community Centre was approved by the local authority and is still relevant.

Location

The property is situated on a corner plot facing Hinckley Road and the side elevation facing Tyndale Street, which is predominantly residential. Hinckley Road accommodates a mix of commercial occupiers ranging from retail, banking, restaurants, dentists etc.

Terms

The property is on the market for offers over £165,000.

Accommodation

Planning

We understand the current planning use as stated on Leicester City Councils Planning Portal, falls under D1. The property is suitable for a number of alternative uses including residential development, subject to planning consent,

Rating

Rateable value is: £3,600

Rates payable 2020/21: £TBC

Prospective tenants are required to confirm

rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

EPC Rating -E

VAT

We understand VAT is not applicable.

Legal Costs

Each party to bear their own legal costs

Services

Mains water, electric & gas are available.

Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Agent Notes

CONSUMER

PROTECTION

LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if

there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are

