

**FORMER POLICE STATION, UPPER BOND STREET, HINCKLEY, LEICESTER, LE10 1RJ**

**FREEHOLD DEVELOPMENT OPPORTUNITY**

**By Order Of**



**GUIDE PRICE - £400,000+**

**DESCRIPTION**

The property comprises an attractive two storey building of traditional solid brick construction under a slated roof, with a modern single storey rear extension. There is an attractive facade with intricate brick detail, along a prominent road frontage. A shared drive at the side of the property leads to a secure car park providing seven spaces.

Internally, the property comprises a front reception leading to various inter-connecting offices and the traditional former court house building at ground floor level. The first floor provides a series of inter-connecting offices, changing rooms and staff canteen, accessed by two separated staircases.

The property also benefits from a large basement area

**LOCATION**

Hinckley is a town in the south west of Leicestershire, situated in close proximity to Nuneaton. Hinckley is the second largest town in Leicestershire, which is located 14 miles south west of Leicester and 14 miles north east of Coventry

**LOCAL AUTHORITY**

Hinckley & Bosworth Borough Council  
Rateable Value - £37,000 & £11,750

**PLANNING AND DEVELOPMENT**

The property has excellent potential for conversion to residential flats (STPP). Another property No.27, Upper Bond Street has recently had planning for 25 residential flats approved.

**VAT & EPC RATING**

No VAT is applicable on this property.  
EPC Energy Rating E

**FURTHER INFORMATION**

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- Town Centre location
- Attractive period building
- Extensive Accommodation
- Secure car park facility
- Prominent road frontage

|                     | SQM          | SQFT          |
|---------------------|--------------|---------------|
| <b>GROUND FLOOR</b> | 1,043        | 11,138        |
| <b>FIRST FLOOR</b>  | 430          | 4,620         |
| <b>BASEMENT</b>     | 295          | 3,178         |
| <b>TOTAL NIA</b>    | <b>1,768</b> | <b>18,936</b> |



These particulars do not constitute all or part of an offer or contract. All measurements and dimensions contained herein are for general guidance only and should not be relied upon by the buyer. We strongly advise all buyers to obtain legal representation and professional advice prior to making any offer or commitment. We make no warranty as to the working condition of any appliances, nor as to the supply of any services. We have not undertaken a structural survey and therefore make no warranty as to the structural integrity of the property.