



TO LET

RETAIL UNIT

1A New Buildings,
Hinckley, LE10 1HN

- Prominent double frontage
- ✱
- Popular town centre location
- ✱
- Comprising ground floor sales area and office
- ✱
- Kitchen & WC facilities
- ✱
- NIA - 694 sq ft (64.4 sq m)



LOCATION

The subject property is located on New Buildings in Hinckley town centre, close to the junction of the pedestrianised and non-pedestrianised sections of Castle Street, Hinckley's main retailing thoroughfare. Adjacent occupiers include Stockwells café bar, Tooth & Nail tattoo studio, Swagbox gift shop and Your Move estate agents.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The subject property provides ground floor retail/office accommodation in a highly prominent location within Hinckley town centre. The property comprises an open plan sales area, with separate executive office, kitchen and WC facilities. The property benefits from part suspended ceilings with fluorescent strip lighting.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Sales	528	49.05
Ground	Office	79	7.34
Ground	Kitchen	51	4.74
Ground	Store	36	3.34
NIA Total		694 Sq Ft	64.47 Sq M

SERVICES

We understand that all mains services are connected to the property. Heating is by way of gas fired central heating.

BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: £8,400

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £10,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of any lease.

ENERGY PERFORMANCE CERTIFICATE

EPC rating - C(52)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

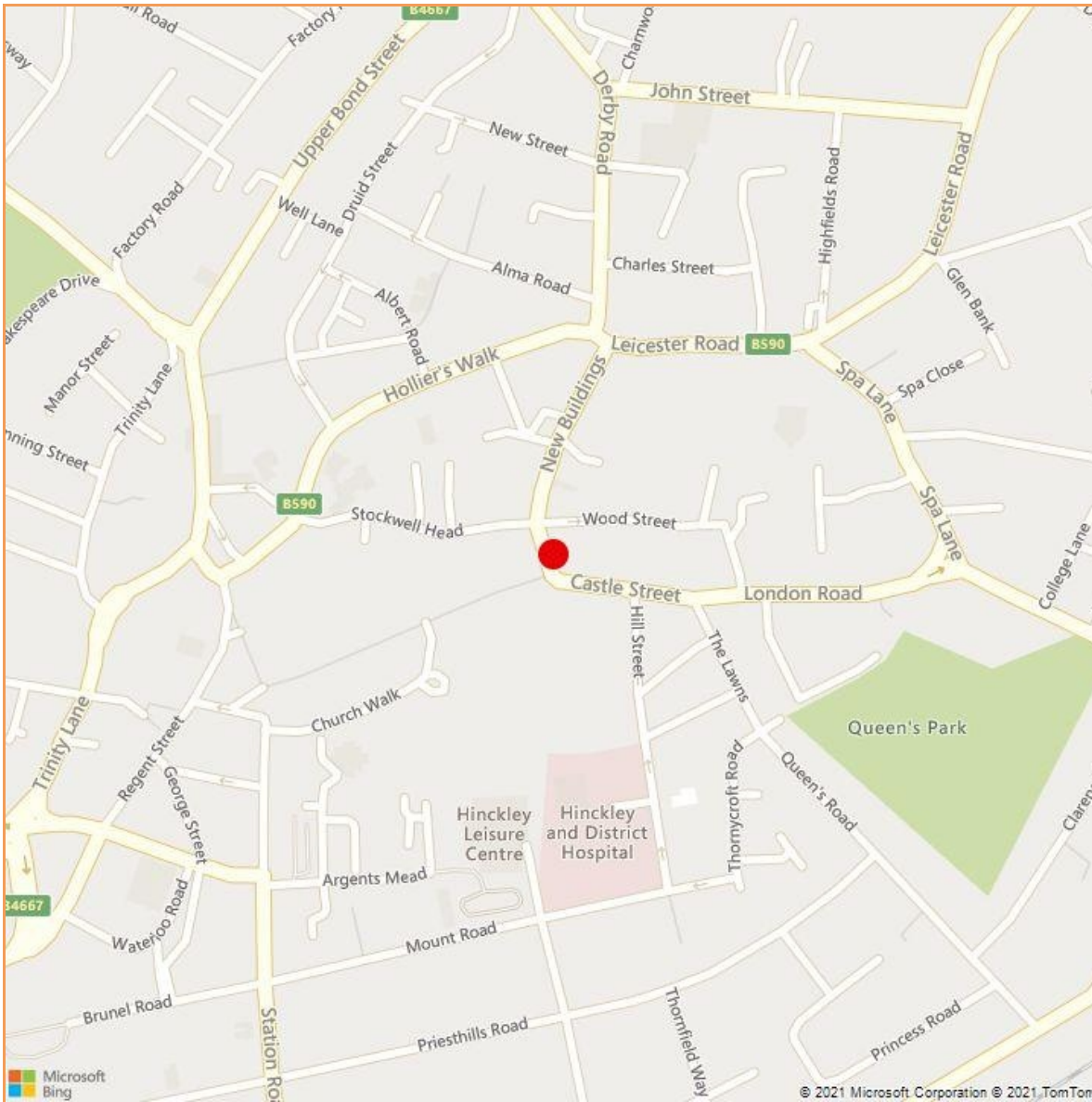
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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