



TO LET

FIRST FLOOR OFFICE

First Floor, 24 The Hollow,
Earl Shilton, LE9 7NA

Rent inclusive of utilities



Located in the busy town of Earl
Shilton



Recently refurbished to a good
specification to include LED lighting



Self contained with ground floor lobby



NIA - 900 sq ft (83.6 sq m)



LOCATION

The subject property is located fronting onto The Hollow in the town centre of the popular town of Earl Shilton. Nearby occupiers include Nationwide Building Society, Earl Shilton Building Society and a variety of independent occupiers.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Earl Shilton.

DESCRIPTION

INCLUSIVE OF UTILITIES. The subject property comprises first floor office accommodation in the busy town of Earl Shilton. The accommodation has been recently refurbished and benefits from new carpeting and LED lighting. The offices are self contained and benefit from a ground floor entrance lobby, accessed via a driveway between the Nationwide and Earl Shilton Building Societies, with stairs leading to the offices at first floor level. There are male and female WC facilities and a kitchen.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Entrance Lobby		0
First	Office	264	24.53
First	Office	153	14.21
First	Office	120	11.15
First	Office	303	28.15
First	Kitchen	60	5.57
NIA Total		900 Sq Ft	83.61 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

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: £6,800

THIS IS NOT THE AMOUNT PAYABLE.

The actual liability may be subject to relief and/or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

LEASE TERMS

The property is available to let, on a new internal repairing and insuring lease, at a commencing rental of £10,800 per annum inclusive of utilities.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(56)

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.

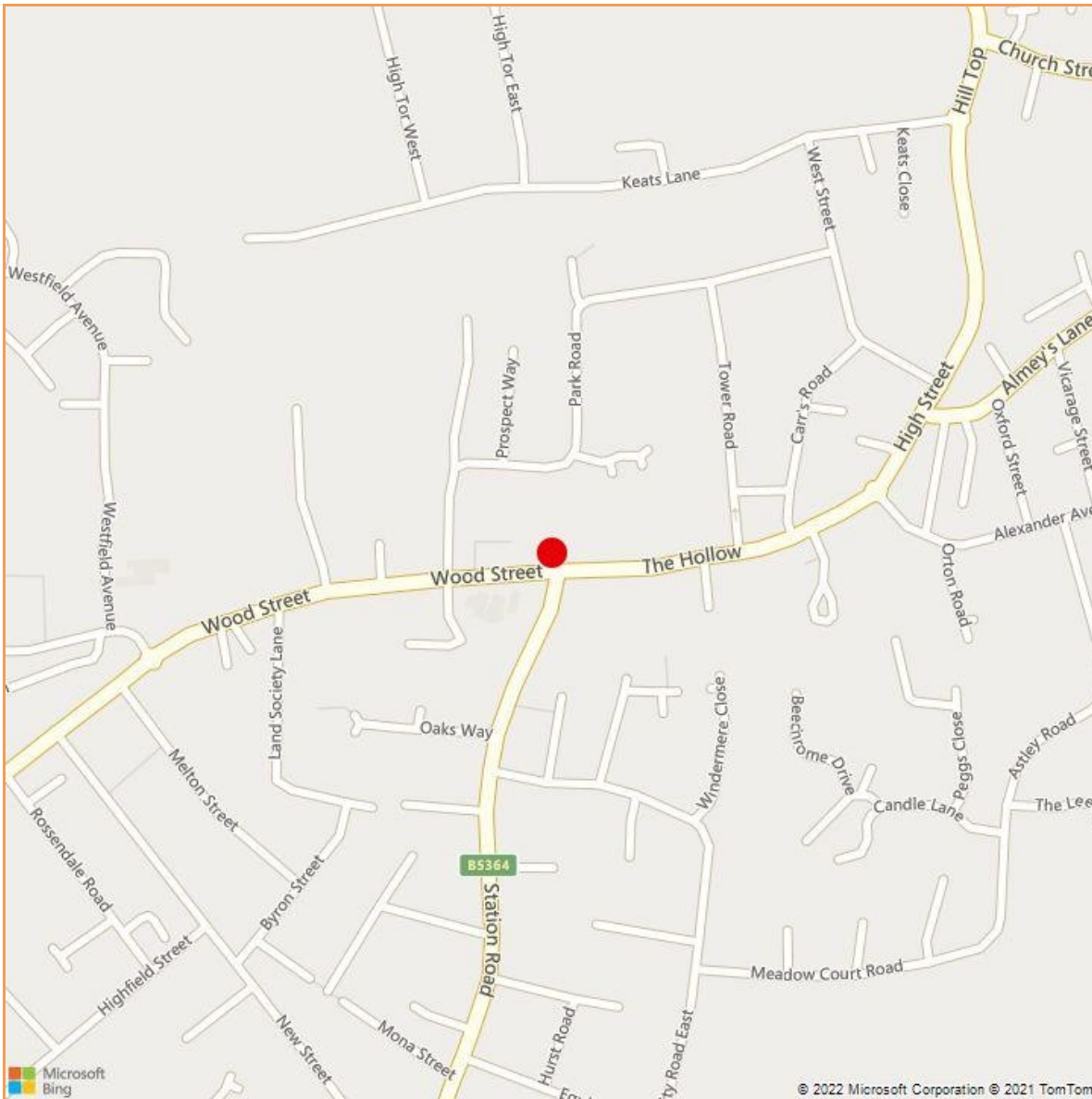
NOTE RE: PLANS

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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