



TO LET

GARAGES

Garages, Rear of 90 Mount Road,
Hinckley, LE10 1AE

Located in the fringe of Hinckley town
centre



Available to rent on rolling quarterly
licences



New steel roof recently installed



Up and over door



GIA - 124 sq ft (11.5 sq m)

LOCATION

The garages are accessed from Mount Road in Hinckley, at the junction of its intersection with Thornycroft Road and Hill Street, and are situated between the same and Priesthills Road.

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.

DESCRIPTION

We are able to offer several garages within a terrace of seven garages of sectional concrete construction surmounted by a mono pitched steel sheet roof.

Each garage benefits from an up and over door and solid concrete floor.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Garage	124	11.52
		124 Sq Ft	11.52 Sq M

SERVICES

No services are available or connected to the garages.

BUSINESS RATES

We have been unable to locate a business rates valuation or council tax band for the garages therefore assume they are unrated.

TENURE

The garages are available to rent on a rolling monthly licences at a commencing rental of £100 per calendar month (£1,200 per annum). The Landlord will be responsible for the structure and external maintenance and the Tenant will be responsible for internal maintenance.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal fees incurred in drafting the licence agreement.

ENERGY PERFORMANCE CERTIFICATE

Not required.

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.

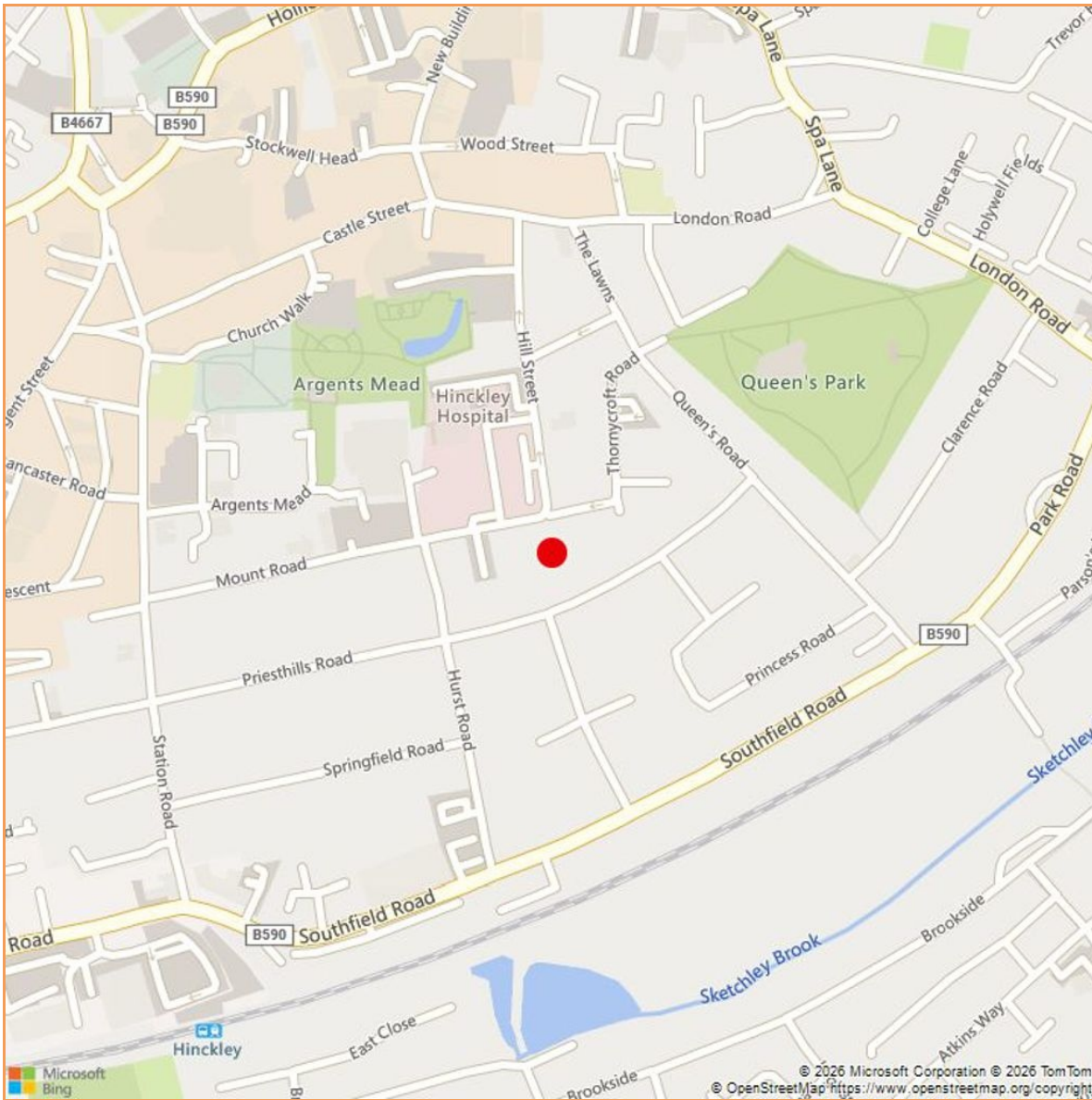
NOTE RE: PLANS

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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