



TO LET CAFÉ PREMISES

3 Market Place,
Hinckley, LE10 1NT

Prominent position within a landmark
building in Hinckley town centre



Currently arranged as café premises
but suitable for a variety of uses (STP)



The property benefits from kitchen,
staff & customer WC facilities



Bifold doors onto the Market Place



NIA - 1,011 sq ft (93.9 sq m)



LOCATION

The property is located in Market Place in a highly prominent location within Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby together with various shops.

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, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station offers regular commuter services to Birmingham New Street and Leicester and is circa 0.5 miles from the subject property.

DESCRIPTION

The subject property comprises café premises in a prominent location within Hinckley town centre. The property is suitable for alternative uses (subject to planning). The property is located in Market Place in a highly prominent location within Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Café	712	66.14
Ground	Store/Office	29	2.69
Ground	Kitchen	150	13.93
Ground	Cold Store	95	8.83
Ground	Freezer	24	2.23
NIA Total		1,011 Sq Ft	93.92 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: £19,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new effective full repairing and insuring lease at a commencing rental of £18,000 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 the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(98)

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.

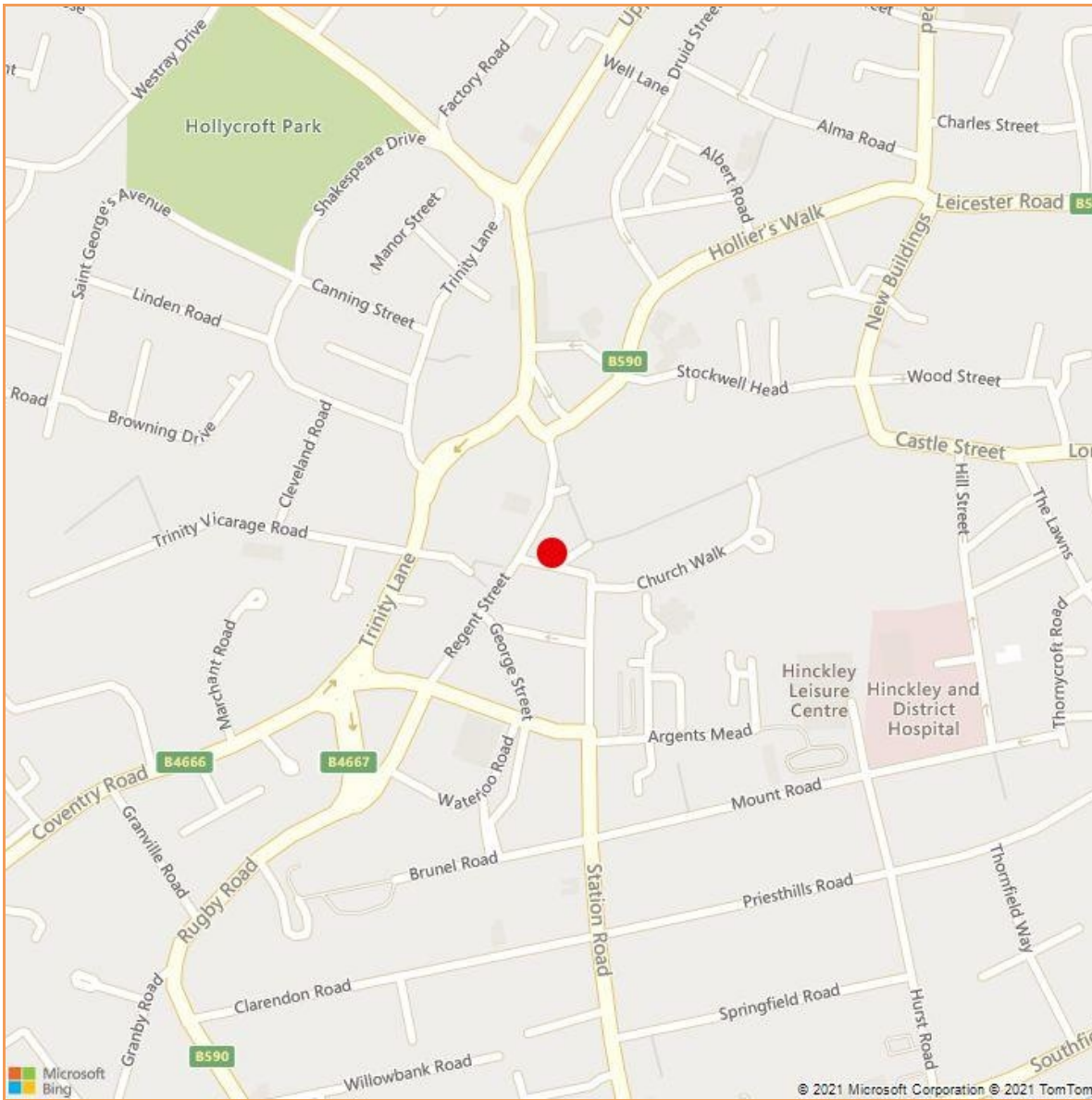
NOTE RE: PLANS

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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