



TO LET

FULLY FITTED BARBER SHOP

37A Regent Street,
Hinckley, LE10 0BA

Situated in a prominent position on
Regent Street



Electric heating



LED lighting



Suitable for other uses (subject to
planning permission)



NIA - 368 sq ft (34 sq m)



LOCATION

The property is located on Regent Street, a secondary parade within Hinckley town centre. The surrounding area comprises predominantly retail/leisure uses, with nearby occupiers including Keysound music shop, Scope, LA Nails & Beauty Spa and a variety of other predominantly independent retailers. Hinckley's recent retail/leisure development 'The Crescent' is 150m from the property with tenants including Cineworld, Sainsbury's, TK Maxx, Poundland, Loungers, Prezzo and Wildwood.

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 is located approximately 600m from the property and provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The property comprises a fully fitted ground floor barber shop situated in Hinckley town centre.

The accommodation comprises a salon area with change in level, store to rear and external WC. The property benefits from part LED lighting, electric heating and linoleum flooring.

The property is suitable for alternative uses (subject to planning permission).

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Salon	324	30.1
Ground	Store	44	4.09
NIA Total		368 Sq Ft	34.19 Sq M

SERVICES

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

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £4,650

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available by way of an assignment of an existing effective full repairing and insuring lease (by way of service charge) at a passing rent of £6,500 per annum exclusive. Upwards only rent review and break option 9 March 2029, subject to 6 months prior written notice.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of a new lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(93)

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

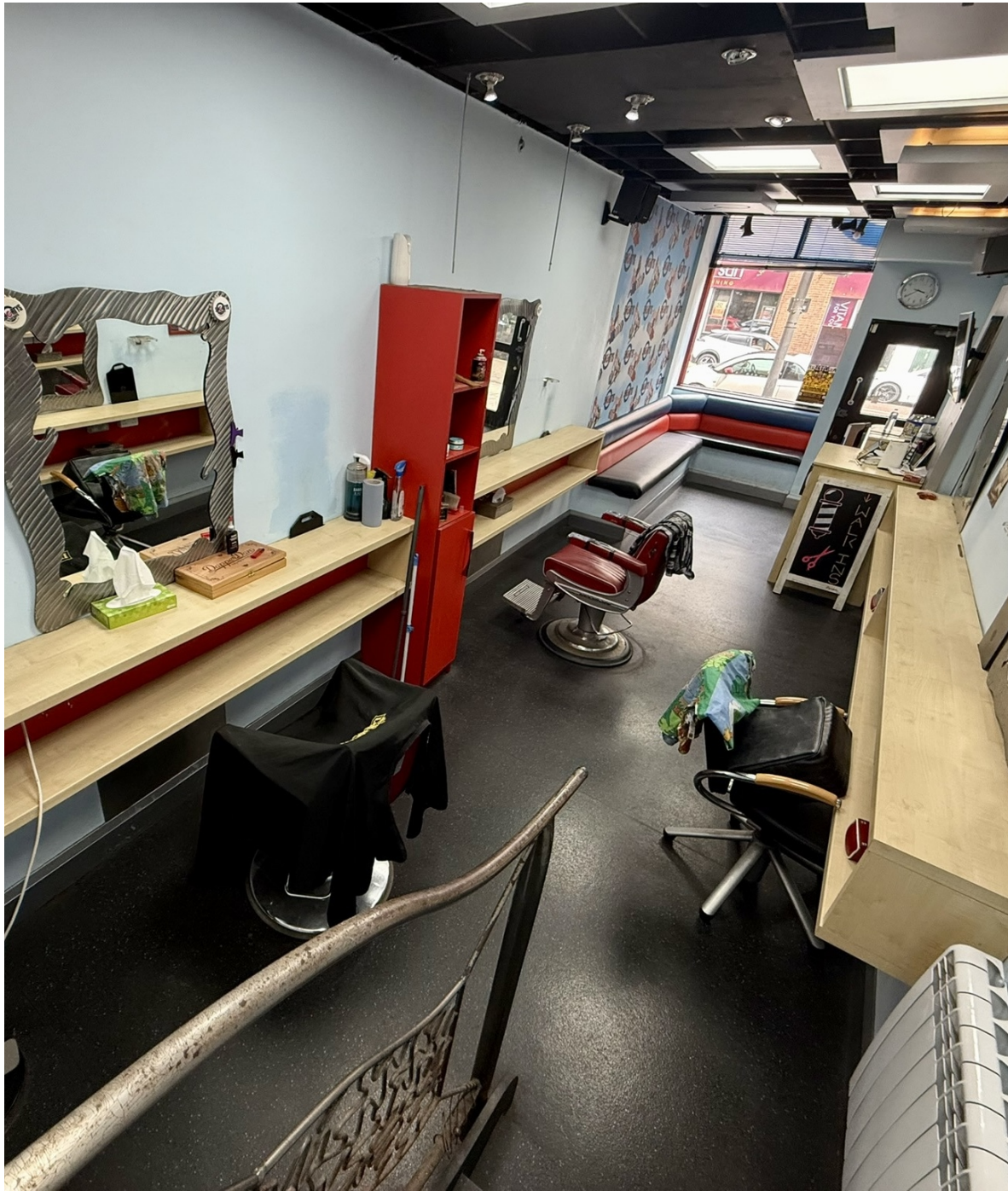
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

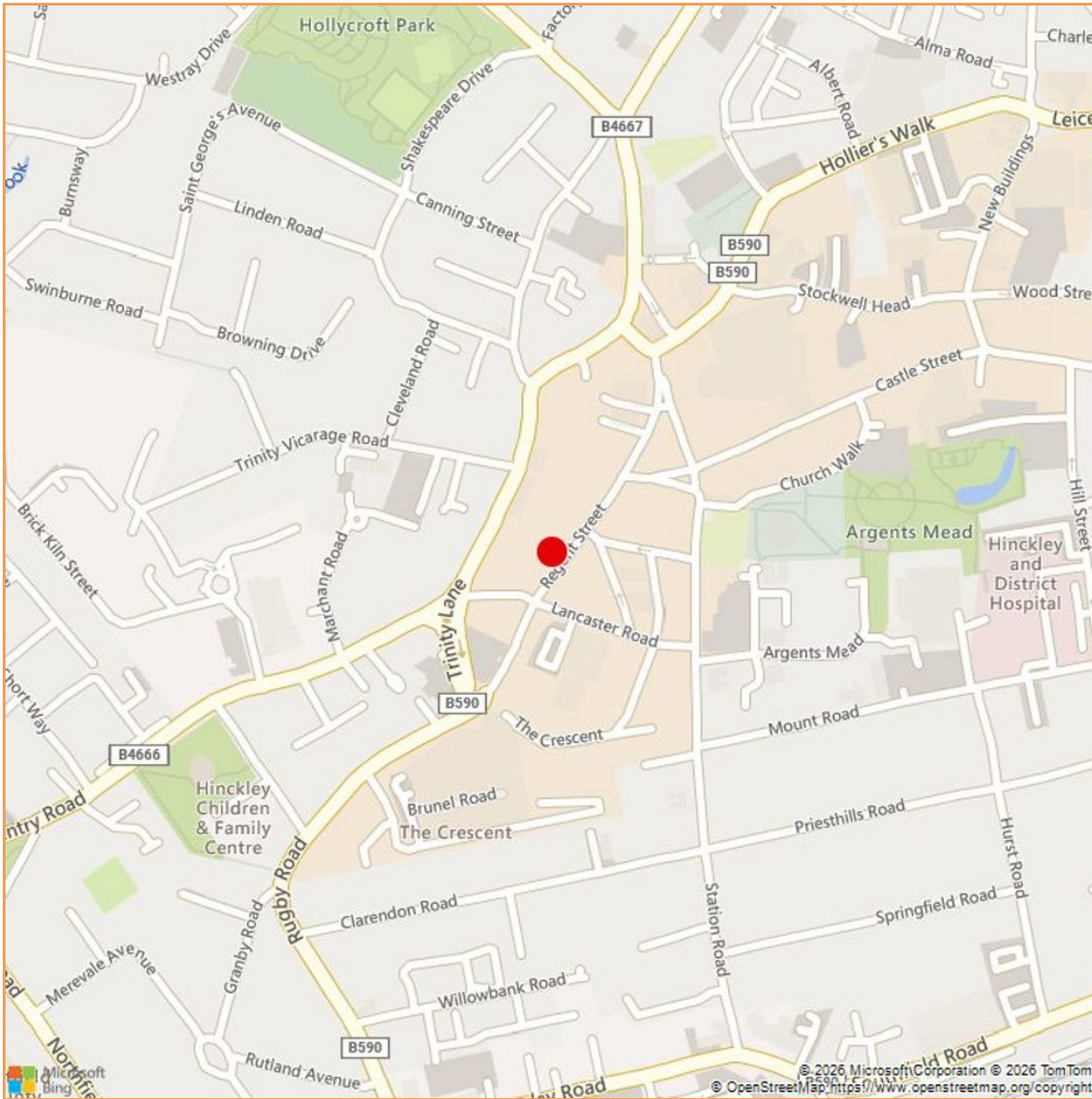
NOTE RE: PLANS

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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