



TO LET

GROUND FLOOR RETAIL/OFFICE UNIT

4 Wood Street,
Earl Shilton, LE9 7ND

Recently refitted to a good
specification



Air conditioning



Alarm system



Two car parking spaces to the rear



NIA - 333 sq ft (31 sq m)



LOCATION

The property is located in the centre of Earl Shilton close to the intersection of Wood Street, Station Road and The Hollow. There is on street car parking nearby to the front of property and free car parking available elsewhere in Earl Shilton.

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 Barwell.

DESCRIPTION

The subject property comprises well presented ground floor office/retail premises in the heart of Earl Shilton town centre.

The accommodation briefly comprises: open plan sales/offices area with change in level, understairs store, kitchen and rear WC. The property benefits from wood effect flooring, air conditioning and an alarm system.

Externally, there is a yard area and two car parking spaces to the rear.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail/Office Areas	236	21.92
Ground	Kitchen	80	7.43
Ground	Understairs Store	17	1.58
NIA Total		333 Sq Ft	30.94 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the 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: £3,800 from 1 April 2026

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent, on a new effective full repairing and insuring lease (by way of service charge), at a commencing rental of £7,200 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(122)

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.

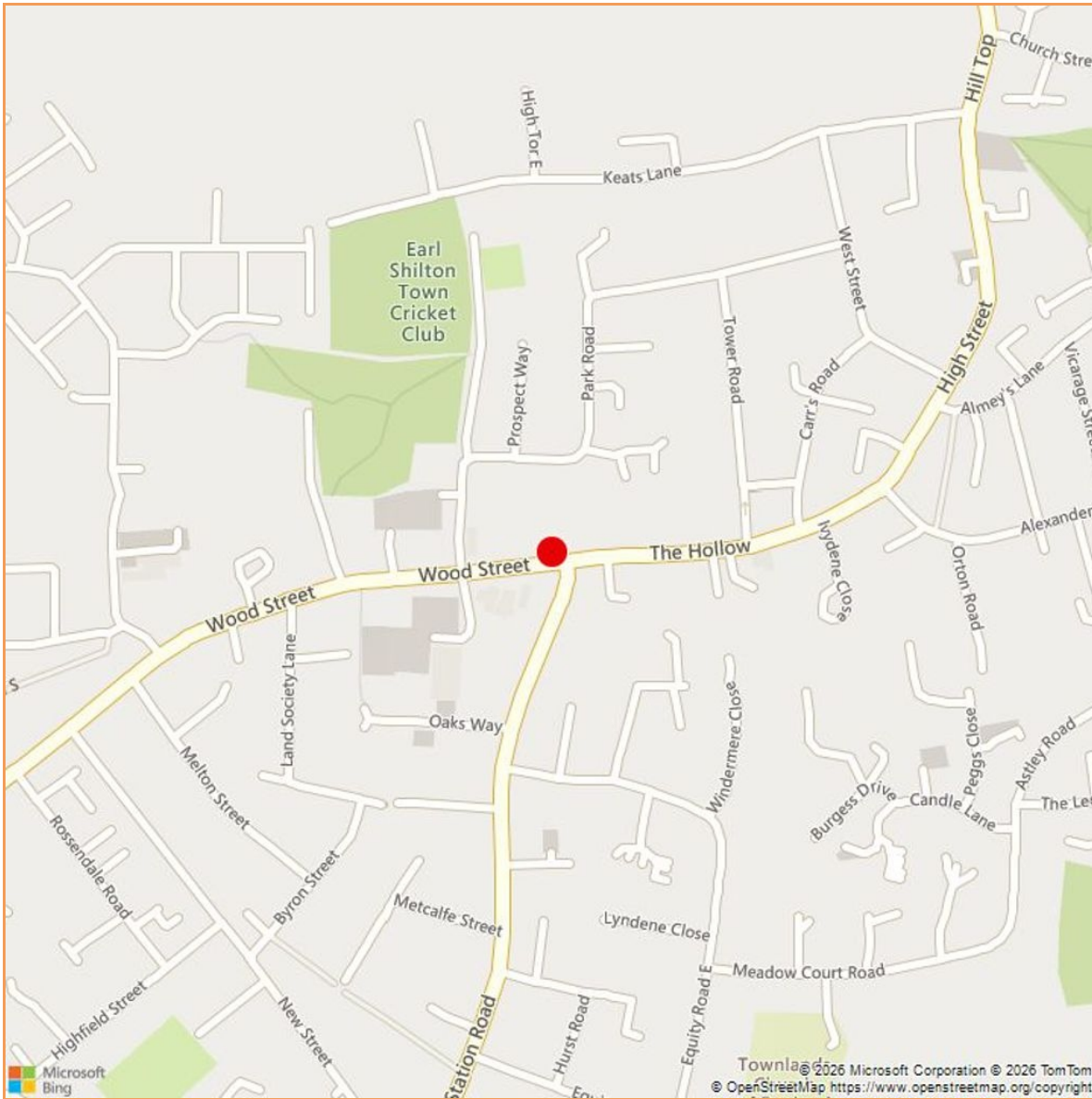
NOTE RE: PLANS

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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