



TO LET

FIRST FLOOR COMMERCIAL AREAS

78A Castle Street,
Hinckley, LE10 1DD

Currently arranged as a beauty salon
with treatment rooms



Alternative uses considered (STPP)



Air conditioning



Town centre location



NIA - 1,030 sq ft (96 sq m)



LOCATION

The property is located towards the upper end of Castle Street, being situated directly opposite the entrance to Jaspers of Hinckley home furnishers. Castle Street is the main retailing area within Hinckley town centre and is pedestrianised directly in front of the subject property. There are several public car parks within close proximity of Castle Street.

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.

DESCRIPTION

The subject property essentially comprises of first floor areas, last used for a beauty studio, which is accessed via a ground floor entrance and stairway off Castle Street. Some of the rooms are formed from partitioning and hence could be removed to offer more open plan areas

ACCOMMODATION

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

		SQ FT	SQ M
First	Reception	253	23.5
First	Office	173	16.07
First	Room 1	111	10.31
First	Room 2	92	8.55
First	Room 3	168	15.61
First	Room 4	55	5.11
First	Room 5	53	4.92
First	Room 6	98	9.1
First	Store	27	2.51
NIA Total		1,030 Sq Ft	95.69 Sq M

SERVICES

Mains electricity, water and drainage are connected to the property. Heating and cooling is provided by way of air conditioning units.

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: £8,100

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new effective full repairing and insuring lease, by way of a service charge, at a commencing rental of £7,200 per annum exclusive, payable monthly in advance.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC rating - C(57)

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.

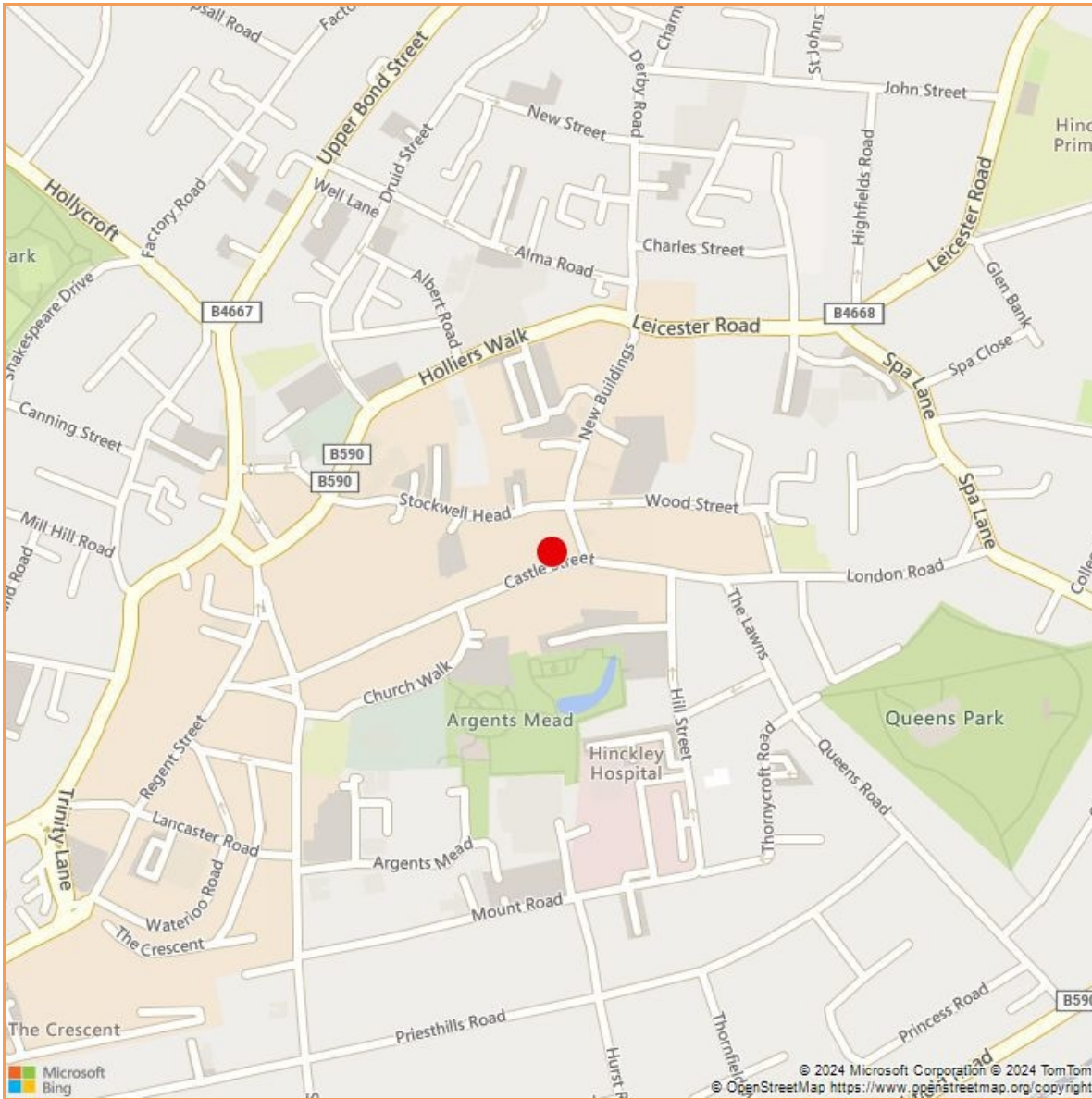
NOTE RE: PLANS

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



DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.

Ward Surveyors Limited - Registered in England No.4567836