



## TO LET

FITTED RESTAURANT PREMISES

10 The Borough,  
Hinckley, LE10 1NL

Landmark building constructed in  
1930 for Lloyds Bank



Fully fitted out as a restaurant



Prominent town centre location



Attractive historic frontages to The  
Borough and Regent Street



NIA - 1,981 sq ft (184.0 sq m)



## LOCATION

The property is located in The Borough in a highly prominent position within Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby together with various shops and banks including NatWest and Lloyds Bank.

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

The property comprises a fully fitted restaurant premises in an highly prominent situation within Hinckley town centre. The property is predominantly open plan in nature and benefits a fully fitted basement kitchen and WC facilities.

The property was originally constructed in 1930 for Lloyds Bank. The facade, of two bays and two stories, has a heavy cornice and an elaborate central doorway, its pediment broken by the bank's logo of a leaping horse.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Restaurant/Bar	1,455	135.17
Basement	Room 1	141	13.1
Basement	Room 2	278	25.83
Basement	Room 3	107	9.94
NIA Total		1,981 Sq Ft	184.03 Sq M

## SERVICES

We understand mains electricity, water and drainage are available.

## 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: £19,000

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 £24,000 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

Rating - E(123)

## 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.

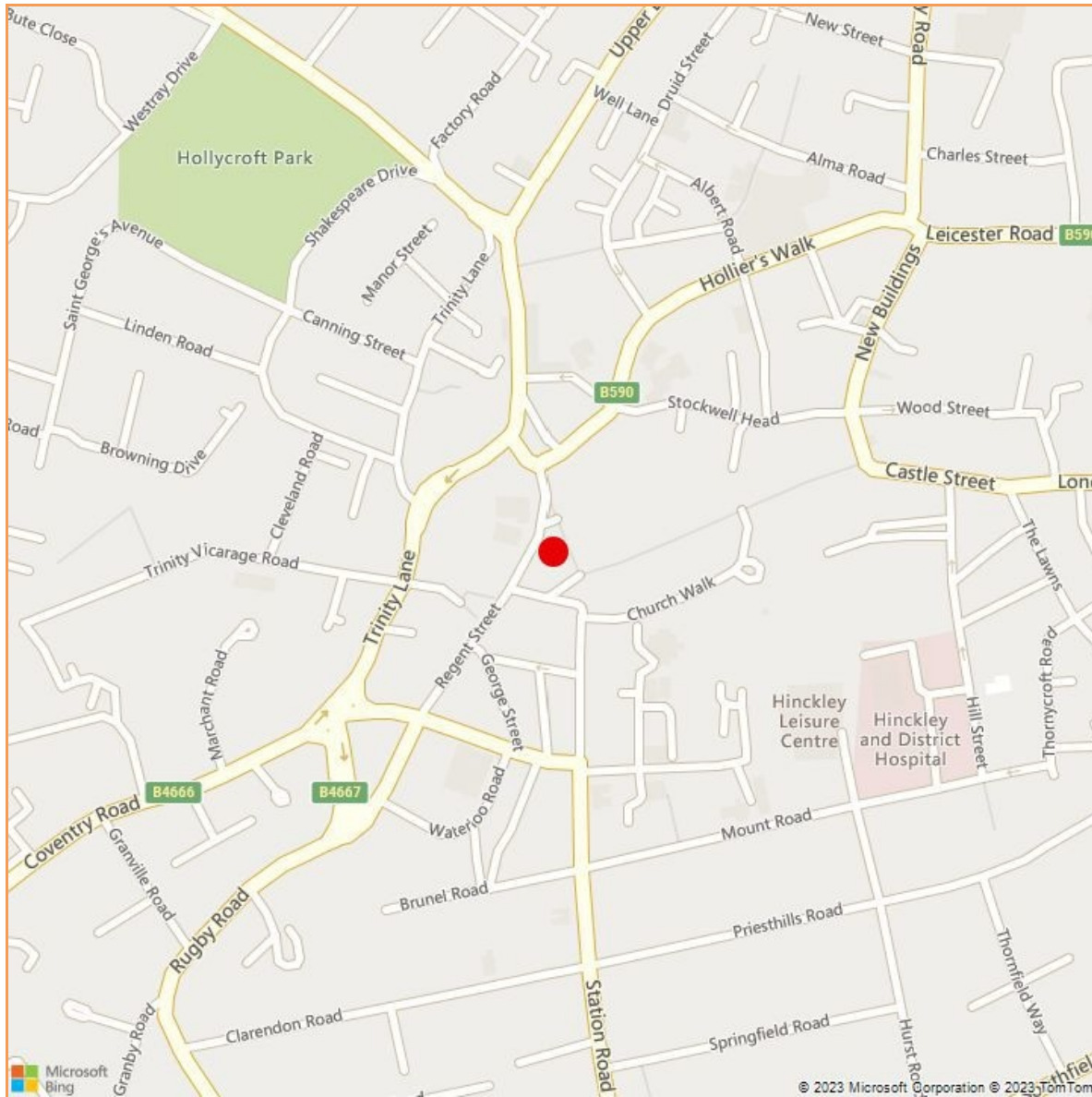
## NOTE RE: PLANS

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](http://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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