



## TO LET

### INDUSTRIAL UNIT

Unit 3 The Mill, 12 Keats Lane,  
Earl Shilton, LE9 7DQ

Popular location close to Earl Shilton  
town centre and the A47



Newly refurbished to a high  
specification to include LED lighting



Double door access from a shared  
loading area



One car parking space and public car  
parking nearby



GIA - 807 sq ft (74.9 sq m)



## LOCATION

The subject property is situated fronting on to Keats Lane, Earl Shilton close to the junction of Keats Lane and Hilltop and opposite Keats Close. The property itself is in a mixed commercial and residential area with a Hot Food Takeaway and restaurant in close proximity to the same. The subject property sits between an office building and residential dwellings.

Earl Shilton is a busy small-town adjoining Barwell and 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.

## DESCRIPTION

The subject property comprises newly refurbished commercial accommodation located in The Mill on Keats Lane in Earl Shilton.

The available unit comprises a ground floor unit which benefits from a solid concrete floor and LED lighting. The unit is accessed by double doors from a shared loading area.

One parking space will be included with the unit. There are free public car parks nearby.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	807	74.97
		807 Sq Ft	74.97 Sq M

## SERVICES

We understand mains electricity is connected to the unit and will be submetered from the main supply.

## 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: £5,700

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent on a new internal repairing and insuring lease, for a term to be agreed, at a commencing rental of £750 per calendar month. A service charge will be levied to cover communal maintenance.

## 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 - B(28)

## 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.

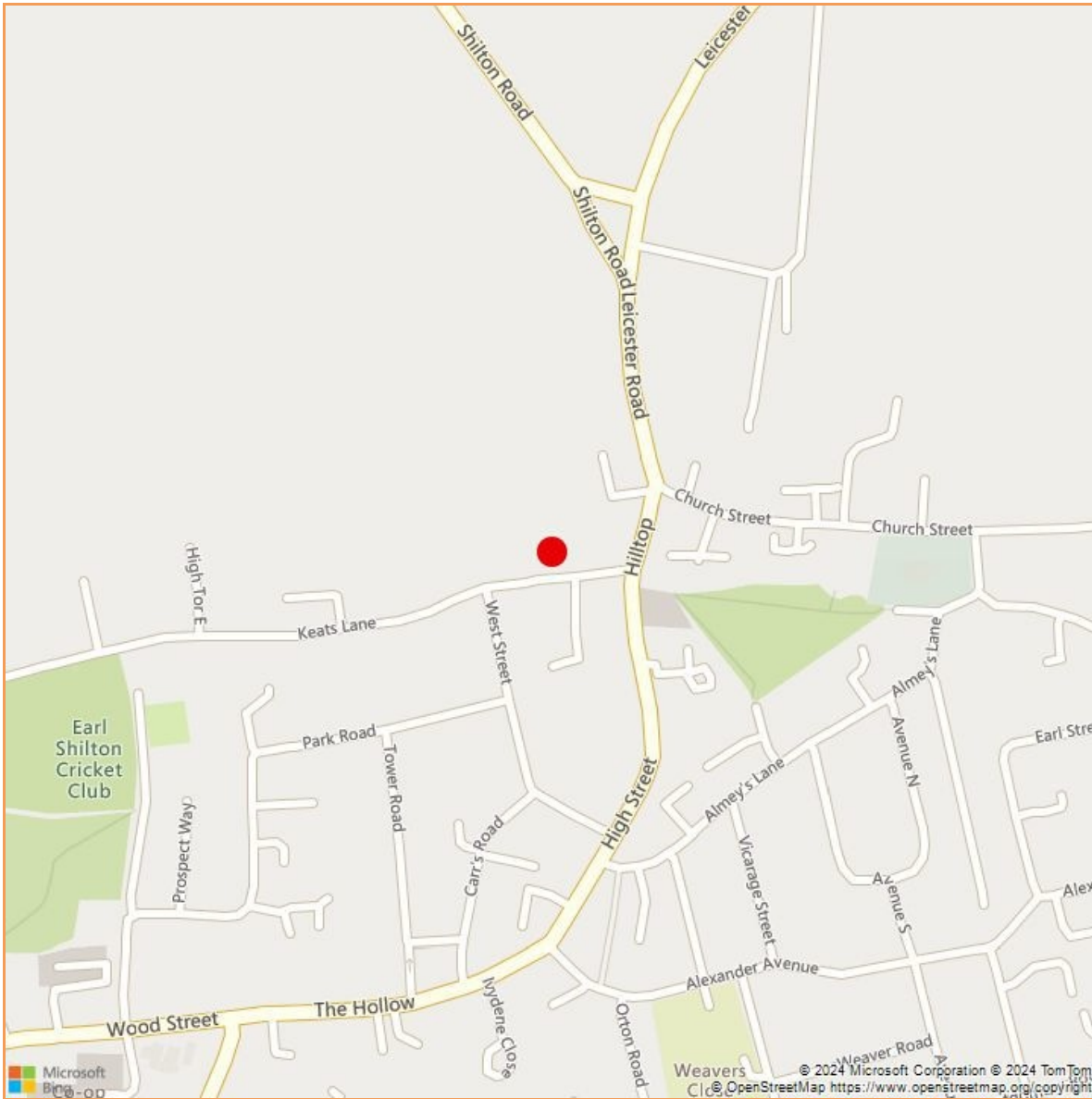
## NOTE RE: PLANS

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.





20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://wardsonline.co.uk)



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