



## TO LET

### OFFICE/RETAIL UNIT

2 Regent Court,  
Hinckley, LE10 0AD

Located in the vibrant Regent Court  
shopping arcade



Laminate flooring



Two display windows



Suitable for a variety of uses (STPP)



NIA - 76 sq ft (7 sq m)



## LOCATION

The property is located in Regent Court, a vibrant shopping arcade linking Regent Street and Trinity Lane with a variety of independent retailers. The surrounding area comprises predominantly retail/leisure uses, with nearby occupiers including The New Baron public house, Jennings Bet racing service, LA Nail & 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 provides regular commuter services to Birmingham New Street and Leicester.

## DESCRIPTION

The subject property comprises a retail/office unit located on the Regent Court shopping arcade in Hinckley town centre. Please note that there are no WC facilities within the property.

The property benefits from laminate flooring and two display windows.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	76	7.06
NIA Total		76 Sq Ft	7.06 Sq M

## SERVICES

We understand that mains electricity is 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: £1,150

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), for a term to be agreed, at a commencing rental of £1,440 per annum exclusive.

A service charge is levied in respect of the cleaning and maintenance of Regent Court.

## 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

EPC Rating - E(112)

## 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](mailto: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.

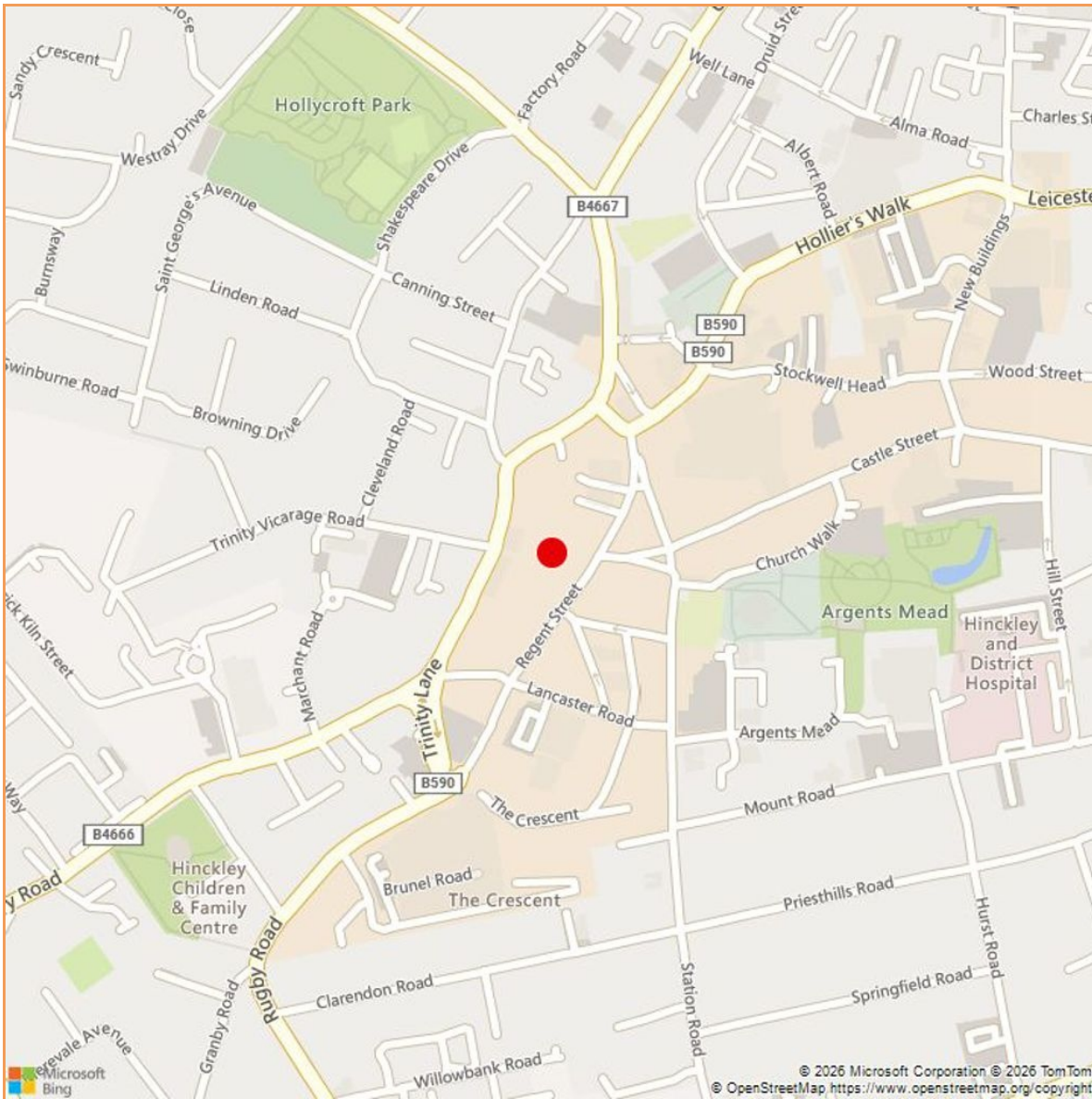
## NOTE RE: PLANS

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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