


wards
Commercial

# TO LET

## GROUND FLOOR SHOP

120 Castle Street,
Hinckley, LE10 1DD

Prominent position on Upper Castle Street

⁂

Air conditioning

⁂

Kitchen and WC facilities

⁂

Suitable for a variety of uses (STPP)

⁂

NIA - 337 sq ft (31 sq m)

## LOCATION

The property is located towards the upper end of Castle Street in Hinckley occupying a main road position on the fringe of the town centre. Nearby occupiers include a variety of independent retailers. Pay and display car parking is available nearby.

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 prominent ground floor retail premises situated on Upper Castle Street on the fringe of Hinckley town centre.

The accommodation comprises a retail sales area with kitchen, store and WC facilities.

The property benefits from air conditioning, laminate floor and ceiling spotlights.

## ACCOMMODATION

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

| | | SQ FT | SQ M |
|---|---|---|---|
| Ground | Sales | 286 | 26.57 |
| Ground | Store | 18 | 1.67 |
| Ground | Kitchen | 33 | 3.07 |
| NIA Total | | 337 Sq Ft | 31.31 Sq M |

## SERVICES

We understand mains water, electricity and drainage are connected to the subject property, which benefits from air conditioning for heating and cooling.

## 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: £5,800

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available 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 £6,900 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 - D(77)

## 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.

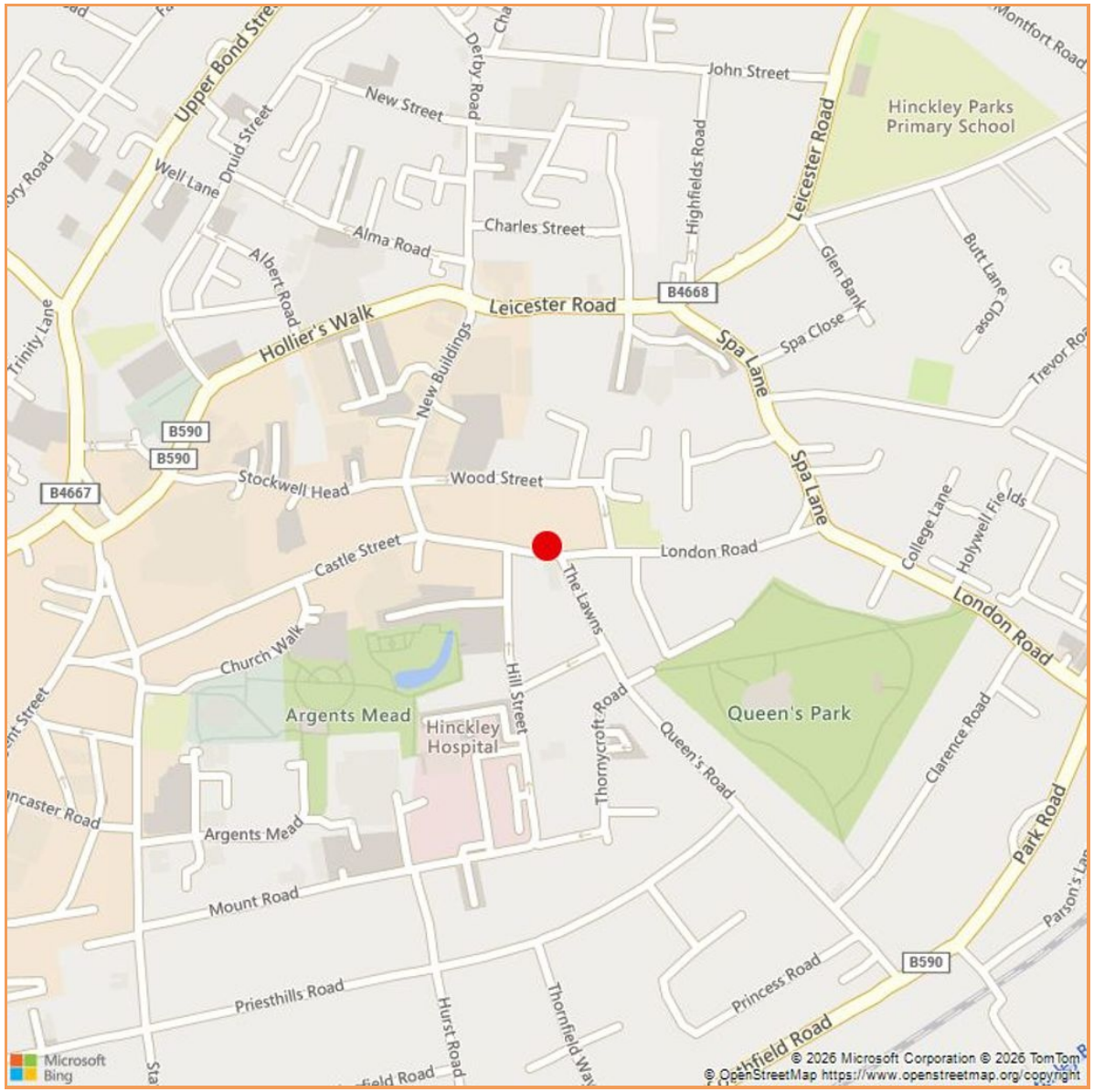
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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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