



FOR SALE / TO LET

FULLY FITTED RESTAURANT

80 Castle Street,
Hinckley, LE10 1DD

Prominent town centre location



Ground and first floor restaurant and
bar areas



Large fitted kitchen



EPC 'B' Rating



NIA - 2,518 sq ft (234 sq m)



LOCATION

The subject property is located in a prominent position on the pedestrianised section of Castle Street in Hinckley town centre, close to the junction with the non-pedestrianised section of the street. Adjacent occupiers include Marmalade Meringue gift shop, Jaspers of Hinckley home furniture shop and the Country Crust café. Both on-street and 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 mid-terrace restaurant premises, arranged over three floors, prominently situated on the pedestrianised Castle Street in Hinckley town centre.

Internally, the property comprises a ground floor bar and seating area, with a dining area and the main kitchen and stores to the rear. At first floor, there are further dining and bar areas with an attractive sun terrace to the rear. At second floor, there are male and female toilets, a store room and an office.

Externally, there is a small yard with a bin store.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Bar & Dining Area	659	61.22
Ground	Kitchen & Stores	842	78.22
First	Bar & Dining Area	883	82.03
Second	Office	61	5.67
Second	Store	73	6.78
NIA Total		2,518 Sq Ft	233.92 Sq M

SERVICES

We understand that mains gas, electricity, water and drainage are connected to the subject 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: £12,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Letting - The property is available to rent, on a new full repairing and insuring lease, at a commencing rental of £20,000 per annum exclusive.

Sale - The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £275,000.

LEGAL COSTS

Letting - As is standard, the incoming tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

Sale - Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(49)

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 check 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.

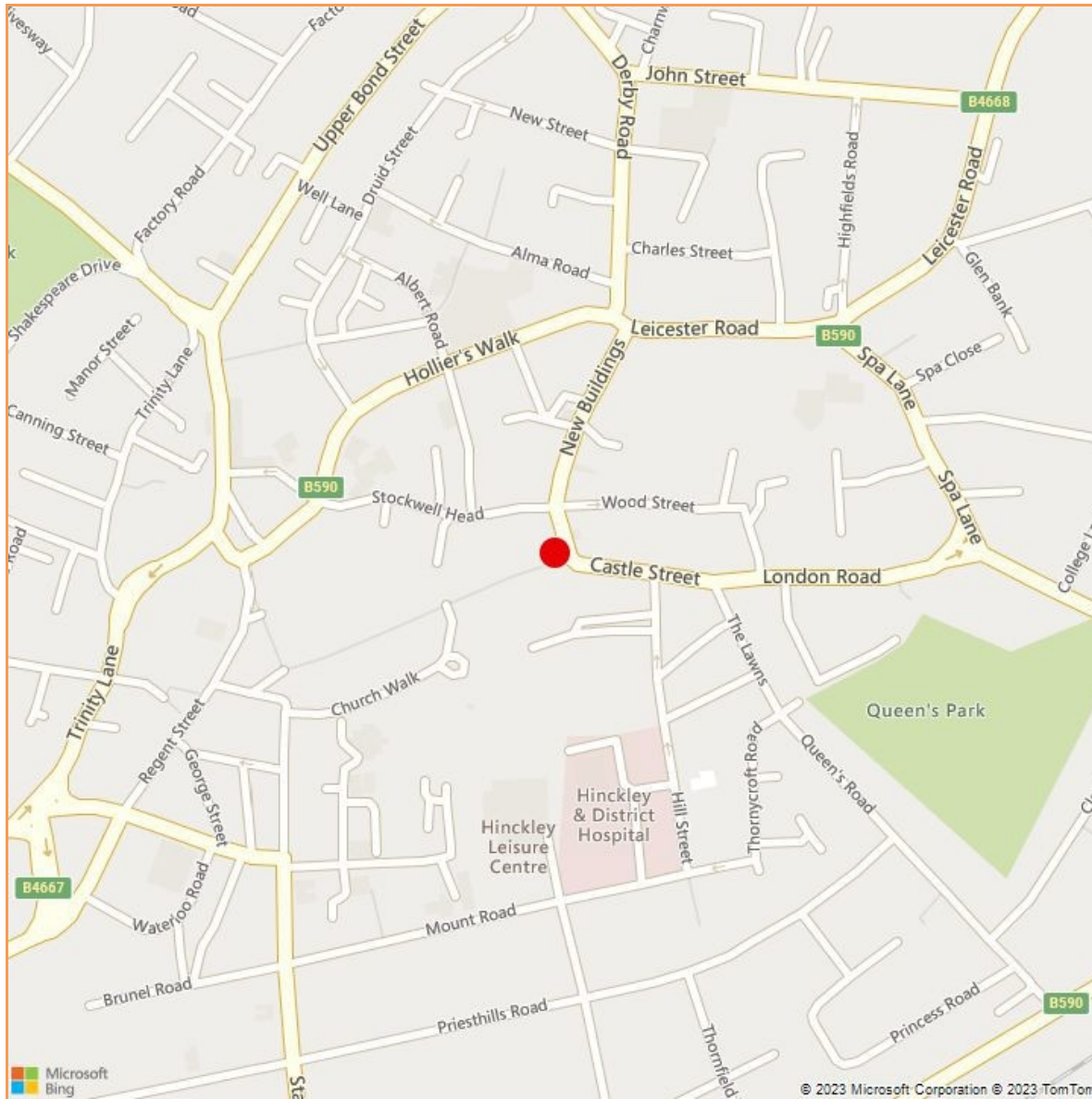
NOTE RE: PLANS

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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