



TO LET

RETAIL UNIT

10-12 Tilton Road,
Burbage, LE10 2SE

Popular neighbourhood parade



Double fronted unit



Air conditioning



Short term car parking to the front



NIA - 800 sq ft (74 sq m)



LOCATION

The subject property is located in a neighbourhood parade with adjacent occupiers including Premier convenience store, Hinckley Pharmacy and other independent retailers. There is short term car parking to the front elevation and a Co-op Foodstore directly opposite.

Burbage is a large village (population - 14,568) lying to the south of the town of Hinckley. Burbage benefits from excellent road communications with the A5/M69 interchange to the south of the conurbation providing access to the M1, M6 and M42 thereafter. Hinckley railway station provides regular commuter services to Leicester and Birmingham New Street.

DESCRIPTION

The subject property comprises a ground floor retail unit located in a neighbourhood parade in the village of Burbage.

The accommodation comprises a retail area, staff room, male and female/disabled WC. The property benefits from air conditioning, an alarm system and suspended ceilings with inset lighting.

Externally, there is short term on street car parking to the front elevation and a small yard area to the rear.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	707	65.68
Ground	Staff	88	8.18
Ground	Store	5	0.46
NIA Total		800 Sq Ft	74.32 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating and cooling is by way of air conditioning.

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: £15,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent on a new effective full repairing and insuring (by way of service charge) lease, for a term to be agreed, at a commencing rental of £17,500 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 - B(37)

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.

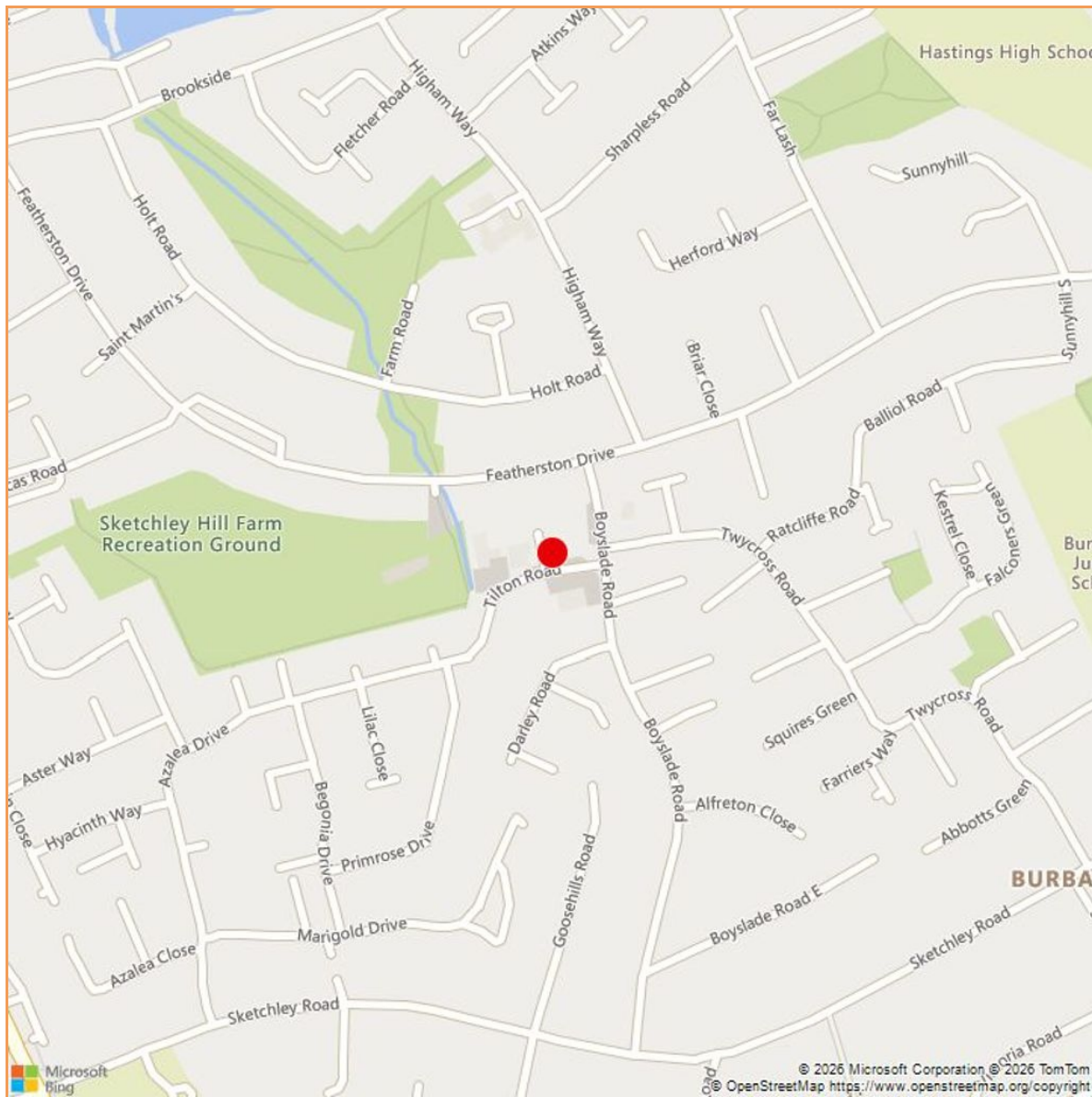
NOTE RE: PLANS

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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