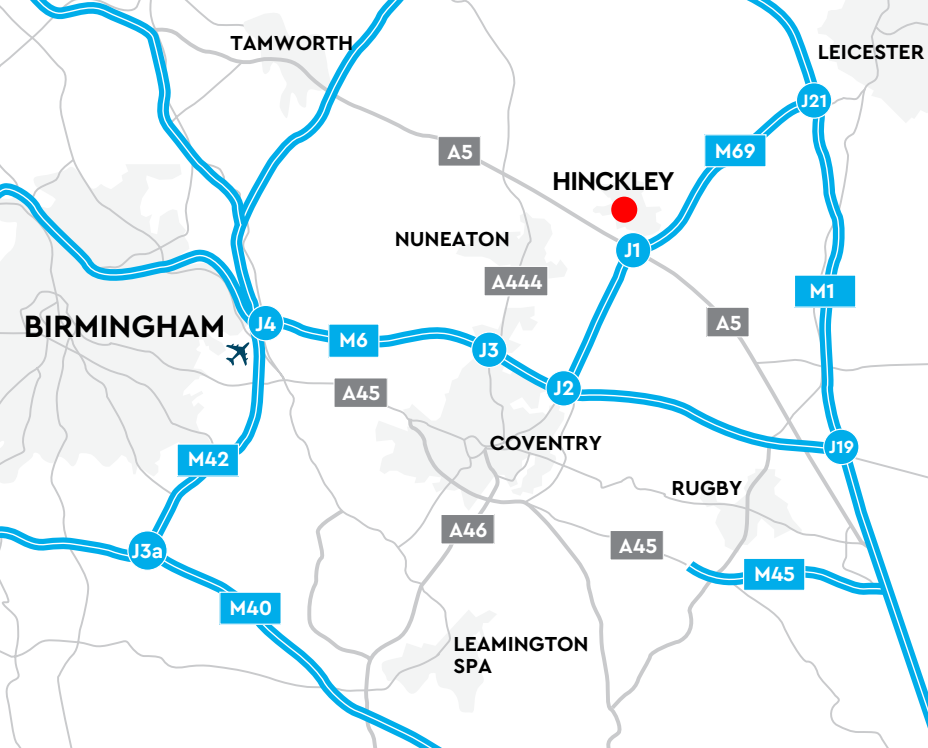


RETAIL UNITS TO LET

BRITANNIA shopping centre

CASTLE STREET / HINCKLEY / LEICESTERSHIRE / LE10 1RU





LOCATION

Britannia Shopping Centre enjoys a prime position in the heart of Hinckley Town Centre, just off Castle Street, the town's main shopping thoroughfare. The centre benefits from:

- Direct access from a 24-hour, two-storey HOZAH car park with 272 spaces, making shopping convenient and stress-free.
- A high-profile retail environment, surrounded by popular brands including WHSmith, B&M Bargains, Costa Coffee, Vision Express, Vodafone, Savers, The Works, Card Factory, Card Direct and the British Heart Foundation.
- Excellent visibility and footfall, with Castle Street acting as the town's main shopping artery.

This location provides retailers with a strategic position in a bustling retail hub, perfectly placed to attract both local residents and passing trade.

CATCHMENT

Including Hinckley and Burbage, which form a single conurbation, the population is approximately 51,648 (2024 estimate) and over 107,350 within a 15 minute drive-time. It benefits from an affluent catchment and is a popular commuter town for Birmingham, Leicester and Coventry and has a wealthy, family-orientated demographic.



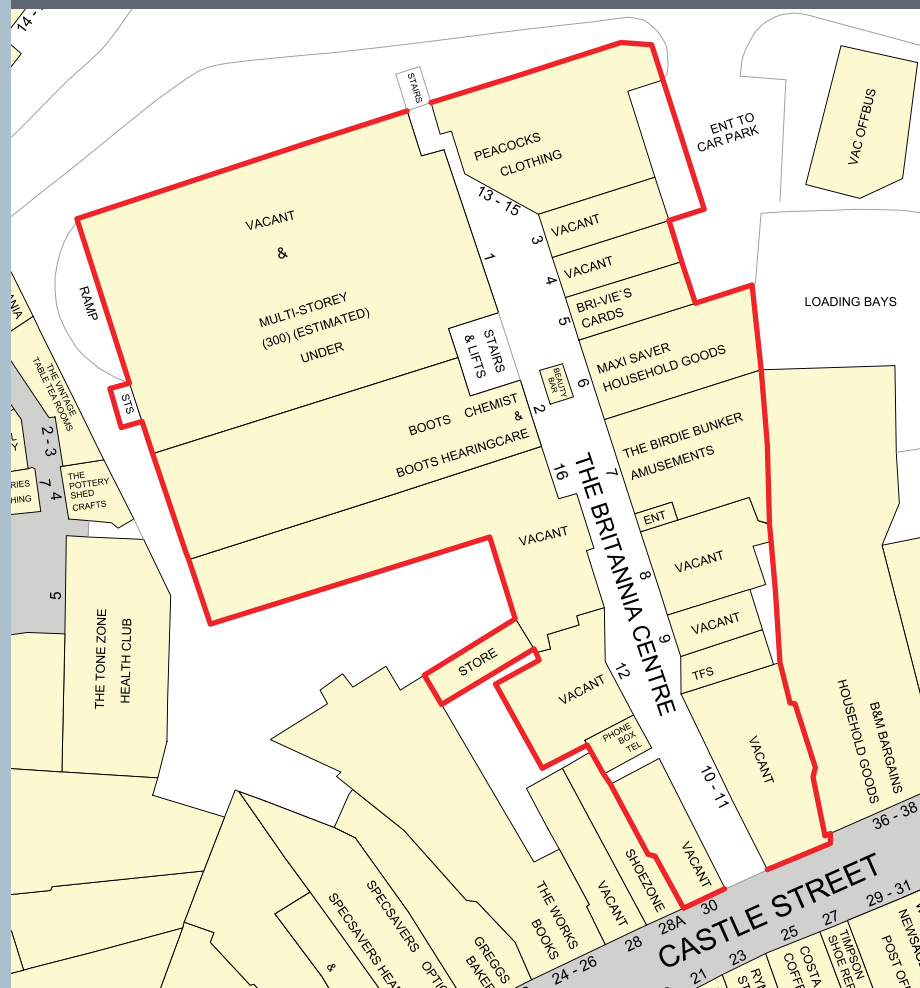
272 CAR PARKING SPACES



PROMINENT TOWN CENTRE LOCATION



107,000 POPULATION WITHIN 15 MINUTES DRIVE TIME



CURRENT OCCUPIERS INCLUDE:



PEACOCKS

**The
Fragrance
Shop**

DESCRIPTION

The Shopping Centre is home to a variety of shops providing everyday goods, leisure, fashion and beauty.

There is a range of helpful amenities including free public toilets and free Wi-Fi.

The Centre comprises 16 retail units, totalling 81,928 sq ft, all fronting the central mall concourse.

The majority of the units are let on either a long, or short term, basis to tenants including: Boots, Peacocks, The Fragrance Shop and Snap Clothing.

KEY FEATURES

- Second largest town in Leicestershire
- Dominant covered shopping centre in prime pitch
- Attached to the town's principal 272 space shopper's car park
- Centre benefits from recent re-branding and refurbishment
- A safe, clean and accessible shopping centre
- Good tenant mix



EPC

EPC's are available upon request.

TERMS

Long and short term leases will be considered.

SERVICE CHARGE

A service charge is applicable for all units, costs confirmed upon request.

VAT

VAT will be charged at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.



NON-DOMESTIC RATES

The owners of the Britannia Shopping Centre are currently appealing the 2023 Revaluation as these figures may be subject to change.

Interested parties are to make their own enquiries with Hinckley & Bosworth Borough Council.

AVAILABILITY AND MORE INFORMATION

For further information and current availability please contact the joint letting agents.



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