



TO LET

FULLY FITTED GROUND FLOOR BAR

**17-19 New Buildings,
Hinckley, LE10 1HN**

**Fully refurbished to a high
specification**



Attractive beer garden to rear



Ceiling spotlights and electric heating



Renovated WC facilities



NIA - 1,219 sq ft (113 sq m)



LOCATION

The property is located on New Buildings within Hinckley town centre, close to B&Q and Aldi. Adjacent occupiers include a variety of independent professional services businesses, independent retailers and the Greyhound public house. There is on street car parking available directly opposite the property.

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 property comprises a fully refurbished ground floor bar located on New Buildings within Hinckley town centre, close to B&Q and an Aldi supermarket. The accommodation is arranged over several levels with a front bar area and several raised seating areas to the front and rear, along with stores/preparation areas and renovated WC facilities.

The property benefits from a mixture of wooden and tile effect wood flooring, ceiling spotlights and electric heating.

Externally, there is a large, attractive beer garden with separate WC facilities. Additionally, car parking may be available to the rear of the property.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Bar Area	888	82.5
Ground	Ancillary	330	30.66
NIA Total		1,219 Sq Ft	113.25 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the property, which benefits from electric heating.

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: £9,700

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), at a commencing rental of £18,600 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(65)

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.

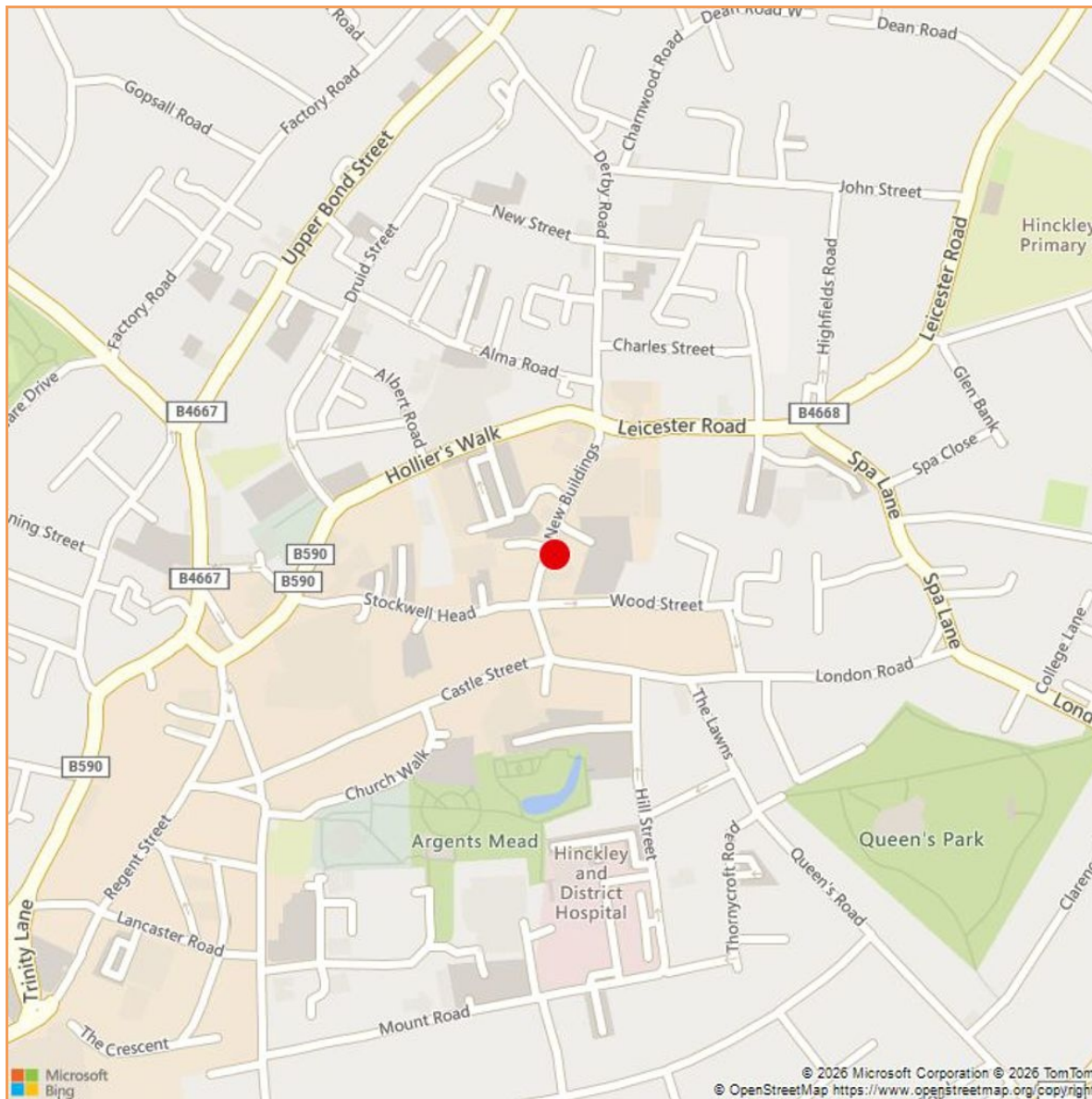
NOTE RE: PLANS

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 recommend 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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