



TO LET

FULLY FITTED RECORDING STUDIO

45B Regent Street,
Hinckley, LE10 0BA

Arranged over first and second floor



Gas fired central heating



Equipment, fixtures and fittings
available by way of separate
negotiation



Suitable for a other uses (STPP)



NIA - 1,191 sq ft (110.7 sq m)



LOCATION

The subject property is situated fronting on to Regent Street in the town centre. Adjacent occupiers include the Corner Cafe, Moko cafe bar, Forever Sun tanning salon and Keysound music shop. There are a variety of public pay and display car parks within walking distance of 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 is located approximately 600m from the property and provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The subject property comprises self-contained first and second floor music recording studio premises located in Hinckley town centre. The premises are accessed via a side passageway between 43 and 45 Regent Street.

Internally, the accommodation comprises two recording studios with ancillary office, reception and store areas arranged over two floors. There are WCs to both floors and a kitchenette to the first floor.

The current tenant's equipment, fixtures and fittings may be available by way of separate negotiation.

ACCOMMODATION

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

		SQ FT	SQ M
First	Recording Studio	736	68.37
Second	Recording Studio	455	42.27
NIA Total		1,191 Sq Ft	110.64 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are available to the subject property. Heating is by way of gas fired central heating serving panel radiators.

PLANNING

Interested parties should satisfy themselves with enquiries to Hinckley & Bosworth Borough Council in respect of the current planning status of the property.

BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: to be confirmed

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available by way of an assignment of an existing full repairing and insuring lease for a term of 7 years from 10 September 2024 at a passing rent of £6,000 per annum. Tenant only break option and upward only open market rent review 10 September 2029. Alternatively, a lease of longer duration may be available directly from the Landlord.

LEGAL COSTS

As is standard, the ingoing tenant will cover the Landlord's legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(78)

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.

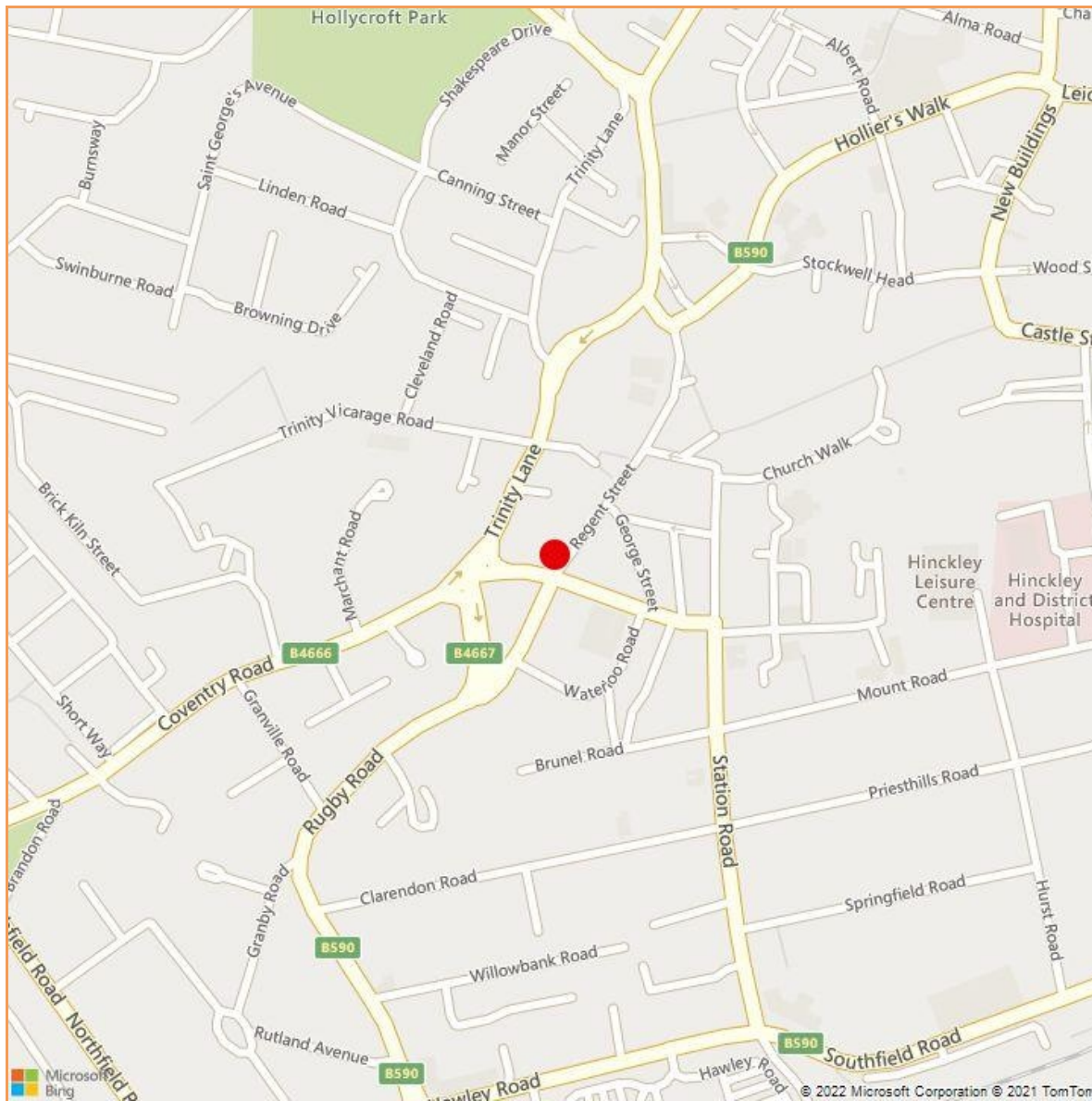
NOTE RE: PLANS

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.





DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.



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