



TO LET

BUSINESS UNIT

Unit 5 The Mill, 12 Keats Lane,
Earl Shilton, LE9 7DQ

Popular location close to Earl Shilton
town centre and the A47



Newly refurbished to a high
specification to include LED lighting



Double door access from a shared
loading area



One car parking space and public car
parking nearby



GIA - 849 sq ft (78.9 sq m)



LOCATION

The subject property is situated fronting on to Keats Lane, Earl Shilton close to the junction of Keats Lane and Hilltop and opposite Keats Close. The property itself is in a mixed commercial and residential area with a Hot Food Takeaway and restaurant in close proximity to the same. The subject property sits between an office building and residential dwellings.

Earl Shilton is a busy small-town adjoining Barwell and lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance.

DESCRIPTION

The subject property comprises newly refurbished commercial accommodation located in The Mill on Keats Lane in Earl Shilton.

The available unit comprises a ground floor unit which benefits from a solid concrete floor and LED lighting. The unit is accessed by double doors from a shared loading area. This unit will benefit from a kitchen when completed.

One parking space will be included with the unit. There are free public car parks nearby.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial	777	72.18
Ground	Kitchen/Office	72	6.69
		849 Sq Ft	78.87 Sq M

SERVICES

We understand mains electricity is connected to the unit and will be submetered from the main supply.

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: £6,200

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent on a new internal repairing and insuring lease, for a term to be agreed, at a commencing rental of £895 per calendar month. A service charge will be levied to cover communal maintenance.

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 - C(52)

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.

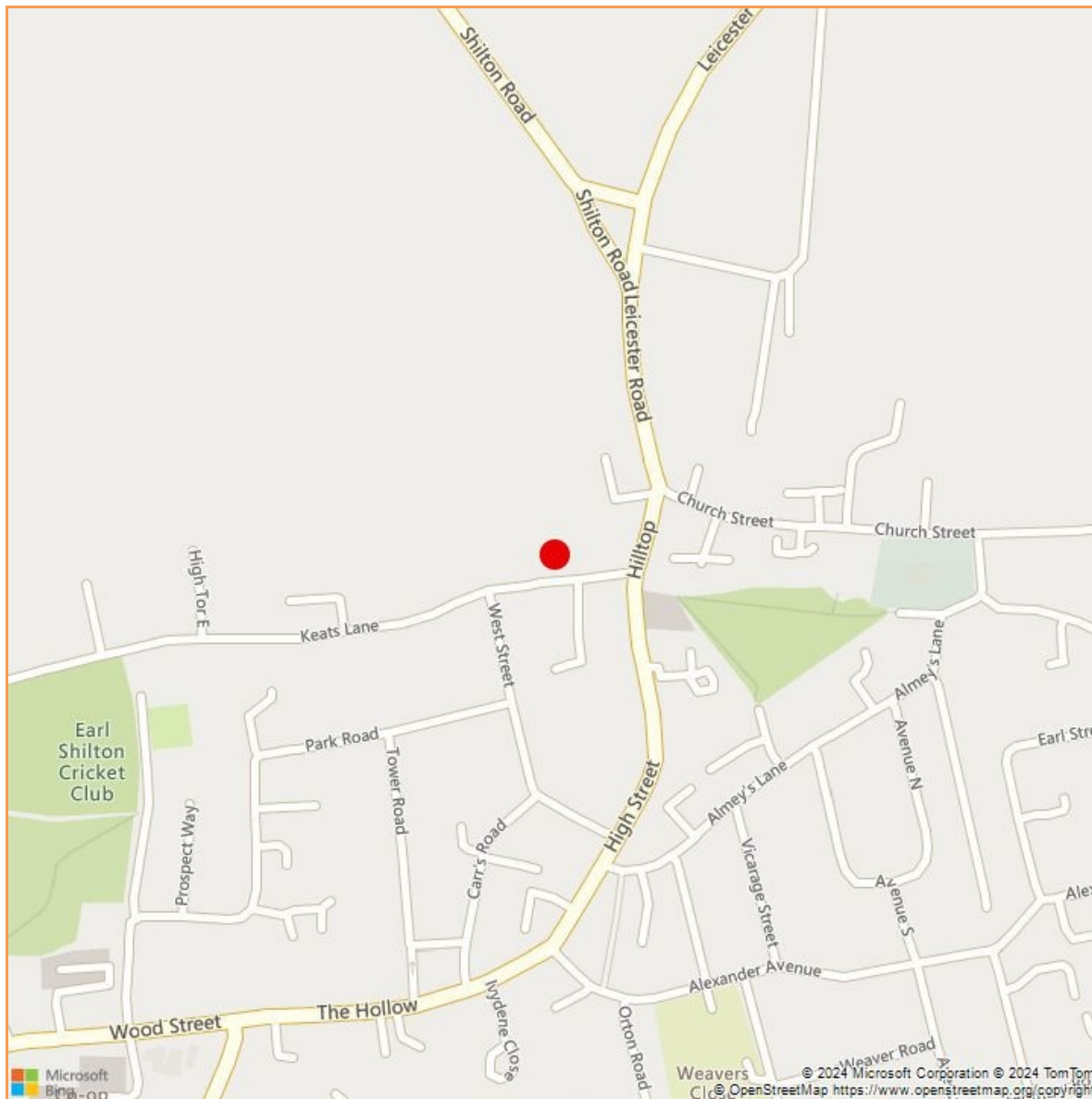
NOTE RE: PLANS

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836

DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are 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.