



**TO LET**

**RETAIL PREMISES**

2-3 Edwards Centre, Regent Street,  
Hinckley, LE10 0BB

Prominent double frontage



First floor store and WC facilities



Suspended ceiling



Wood effect flooring



NIA - 2,826 sq ft (263 sq m)



## LOCATION

The property is located on Regent Street, a secondary parade within Hinckley town centre. The surrounding area comprises predominantly retail/leisure uses, with adjacent occupiers including a variety of independent retailers and Jennings Bet turf accountants.

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 prominent double fronted retail premises on Regent Street in Hinckley town centre.

The ground floor retail accommodation benefits from wood effect flooring, suspended ceilings with category 2 lighting. To the first floor, there are store, staffing and WC facilities.

The property is suitable for a variety of uses (subject to planning).

## ACCOMMODATION

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

|           |           | SQ FT       | SQ M        |
|-----------|-----------|-------------|-------------|
| Ground    | Retail    | 1,331       | 123.65      |
| Ground    | Office    | 82          | 7.62        |
| First     | Ancillary | 1,413       | 131.27      |
| NIA Total |           | 2,826 Sq Ft | 262.54 Sq M |

## SERVICES

We understand mains electricity, water and drainage are connected to the property.

## 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: £25,000

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available by way of an assignment of an existing effective full repairing and insuring (by way of service charge) lease at a passing rent of £23,500 per annum exclusive, expiring on 21 October 2027. Alternatively, a new lease of longer duration may be available directly from the Landlord.

## LEGAL COSTS

As is standard, the incoming tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(91)

## 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](mailto: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.

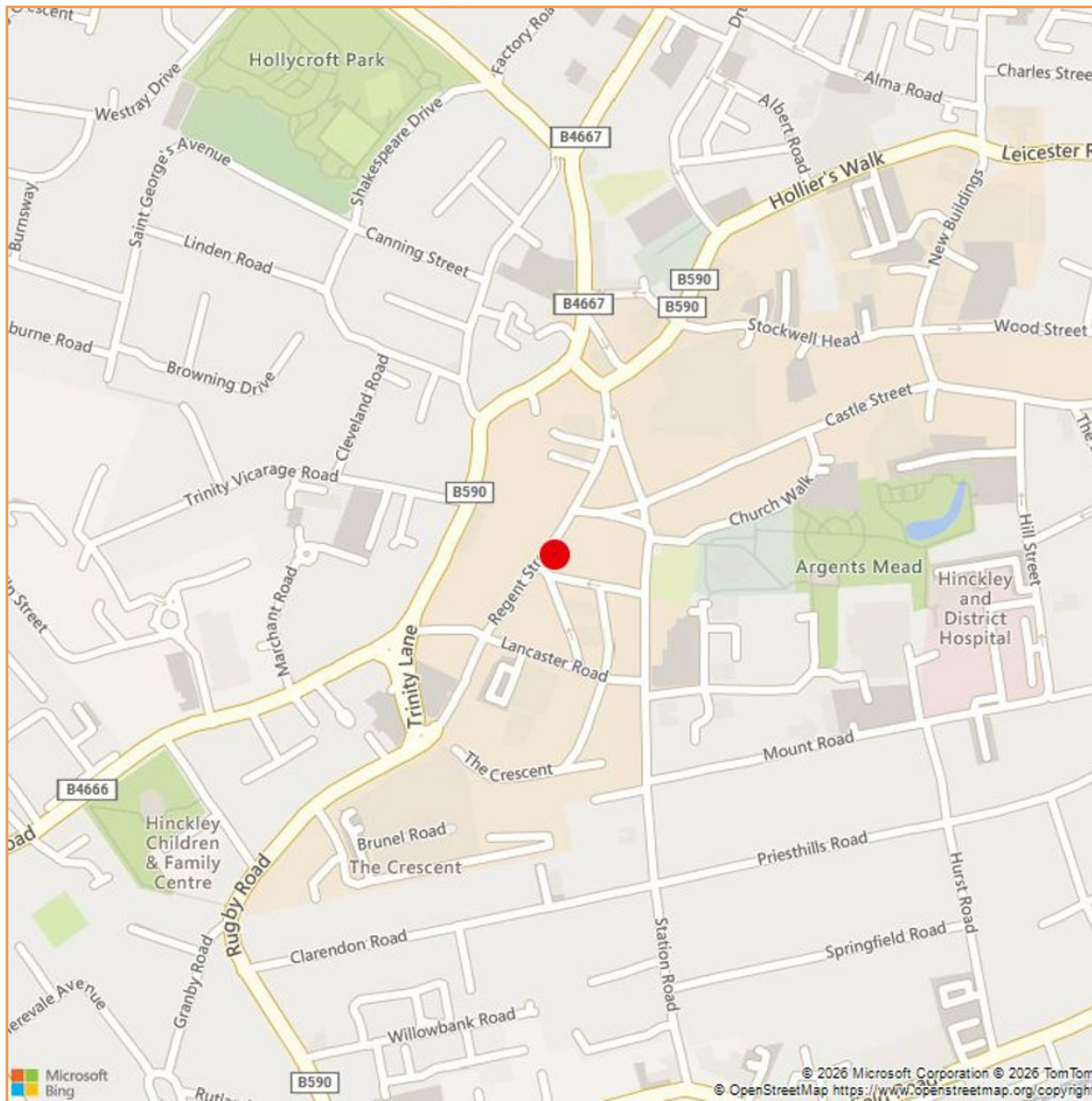
## NOTE RE: PLANS

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](http://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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