



TO LET

RETAIL PREMISES

8 Station Road,
Earl Shilton, LE9 7GA

Located in the popular town of Earl
Shilton



Free car parking nearby



Most recently occupied as a Dessert
Parlour



Suitable for a variety of uses (STPP)



NIA - 563 sq ft (52 sq m)



LOCATION

The subject property is located fronting onto Station Road in the town centre of the popular town of Earl Shilton. Nearby occupiers include Nationwide Building Society, Earl Shilton Building Society and a variety of independent occupiers. There are several free car parks within Earl Shilton town centre.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, 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. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Barwell.

DESCRIPTION

The property comprises ground floor retail premises in Earl Shilton town centre. The property was most recently occupied as a Dessert Parlour but is suitable for other uses (STPP).

Internally, the unit comprises a sales area, with steps up to a rear sales area and ancillary stores and WC facilities.

Externally, there is on street car parking nearby.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Sales	202	18.77
Upper Ground	Sales	179	16.63
Upper Ground	Ancillary	182	16.91
NIA Total		563 Sq Ft	52.3 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject 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: £5,600

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £7,200 per annum exclusive.

A service charge will be levied for communal repairs and maintenance and Landlord management fees.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(66)

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.

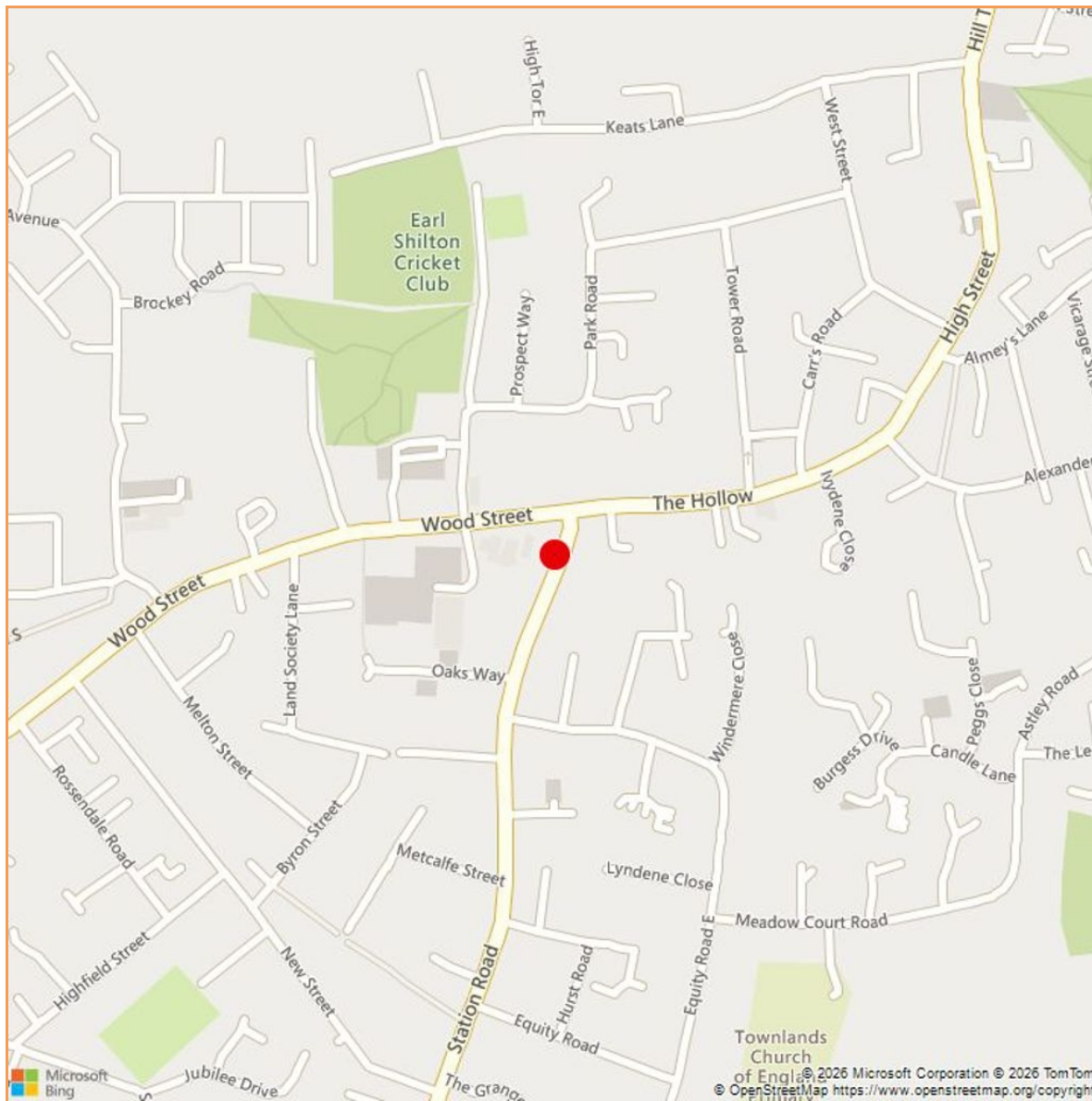
NOTE RE: PLANS

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.





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