



## TO LET

### FITTED CAFÉ / RESTAURANT UNIT

1C High Cross Building, Regent  
Street, Hinckley, LE10 0AZ

Fully refurbished in 2021



Air conditioning



Fully fitted kitchen and prep area



Male, female and disabled WC  
facilities



NIA - 1,622 sq ft (151 sq m)



## LOCATION

The unit is located within the landmark art deco High Cross Building, in a highly prominent location within Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby. Hinckley's recent retail/leisure development 'The Crescent' is 100m from the property with tenants including Loungers, Prezzo, Wildwood and Cineworld.

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, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station offers regular commuter services to Birmingham New Street and Leicester and is circa 0.5 miles from the subject property.

## DESCRIPTION

An excellent opportunity to acquire a fully fitted, high-specification café, restaurant and licensed premises, by way of a lease assignment, in the heart of Hinckley town centre.

The current owners are relocating to larger premises to facilitate continued business growth. The premises have undergone substantial investment since 2021, creating a modern hospitality venue requiring minimal capital expenditure before trading. A premium of £40,000 is sought for the contents, equipment, fixtures and fittings.

The accommodation comprises an open plan dining area, with kitchen, preparation and office, along with male, female and disabled WC facilities. There is on street car parking to the front elevation and loading access to the rear.

## ACCOMMODATION

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

|           |           | SQ FT       | SQ M        |
|-----------|-----------|-------------|-------------|
| Ground    | Dining    | 1,190       | 110.55      |
| Ground    | Kitchen   | 241         | 22.39       |
| Ground    | Prep Area | 162         | 15.05       |
| Ground    | Office    | 29          | 2.69        |
| NIA Total |           | 1,622 Sq Ft | 150.68 Sq M |

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating and cooling is by way of air conditioning.

## 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: £21,500

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available by way of assignment of an effective full repairing and insuring lease (by way of service charge) at a passing rental of £20,000 per annum exclusive for a term of 10 years from 1 November 2021. Tenant break options at the end of years 5 and 8, with an upward only rent review at the end of year 5. Alternatively, a lease of longer duration may be available directly from the Landlord.

A premium of £40,000 is sought for the contents, equipment, fixtures and fittings. A full schedule is available upon application.

## 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(51)

## 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.

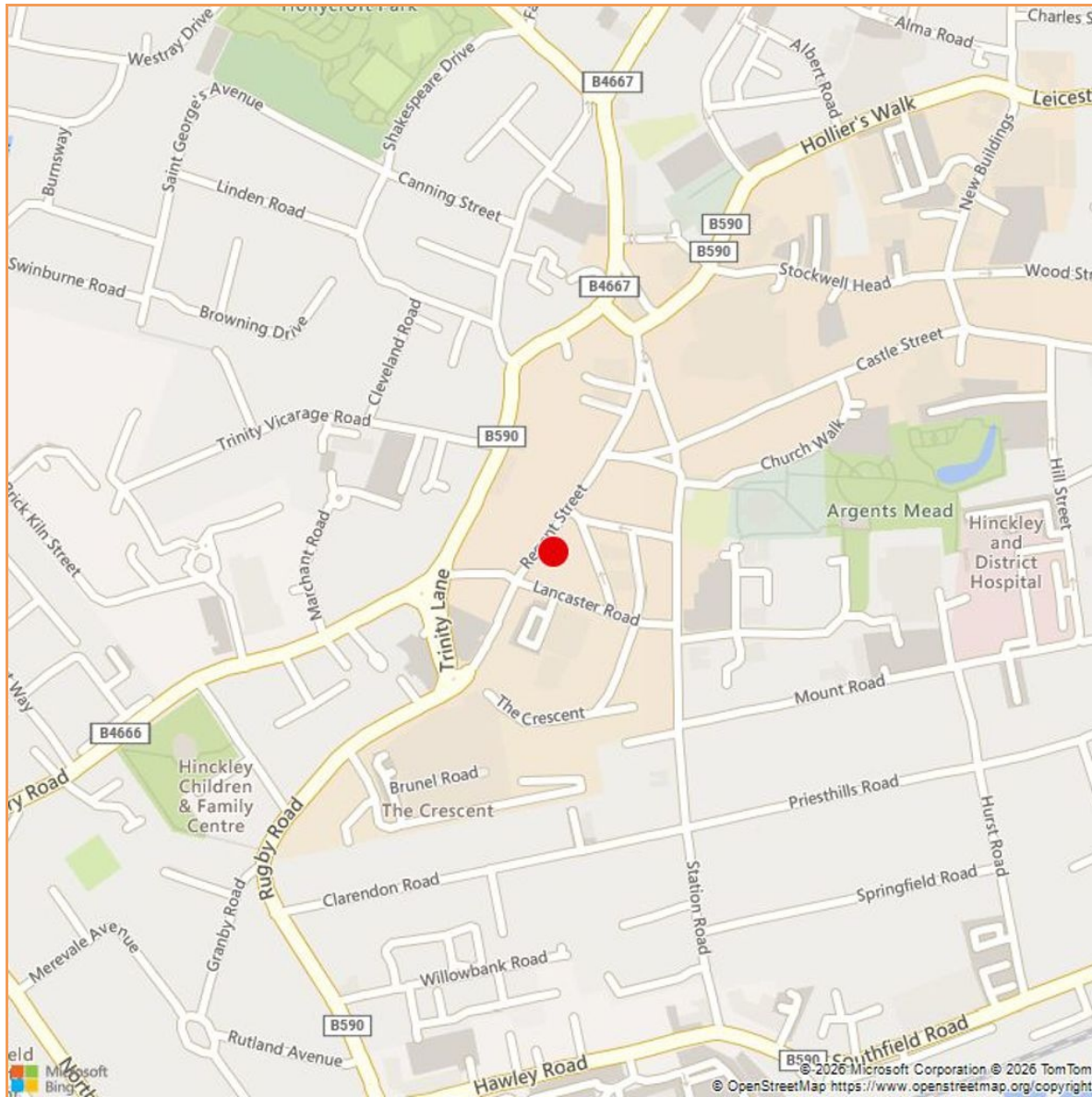
## NOTE RE: PLANS

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](http://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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