



TO LET

GROUND FLOOR RETAIL UNIT

15 Hill Top Works, Hill Top,
Earl Shilton, LE9 7DP

Convenient access to the A47 and
A5/M69 thereafter



Recently refurbished



Car parking available



Cafe equipment, fixtures and fittings
available at a premium



NIA - 410 sq ft (38 sq m)



LOCATION

The property is situated on the corner of Keats Lane and Hill Top in Earl Shilton. Hill Top is situated just off the A47 main road, which leads to both Hinckley and Leicester and other nearby road connections.

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 Earl Shilton.

DESCRIPTION

Hill Top Works comprises large factory premises which have been split into small starter units over three floors.

The property comprises a recently refurbished retail unit with a frontage to Hill Top and rear access from the rear car park. The property benefits from shared WC facilities. The property is currently arranged as a cafe but could be suitable for other uses (subject to planning permission).

Externally car parking on site could be available.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	410	38.09
NIA Total		410 Sq Ft	38.09 Sq M

SERVICES

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

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: £2,450

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The unit is available to rent, on a new internal repairing and insuring lease, at a commencing rental of £6,600 per annum exclusive. A service charge will be levied to cover communal repairs, maintenance and buildings insurance.

The existing tenant's fixtures, fittings and equipment are available at a premium of £5,000.

LEGAL COSTS

Should a formal lease be required the tenant will be responsible for any legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(48)

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.

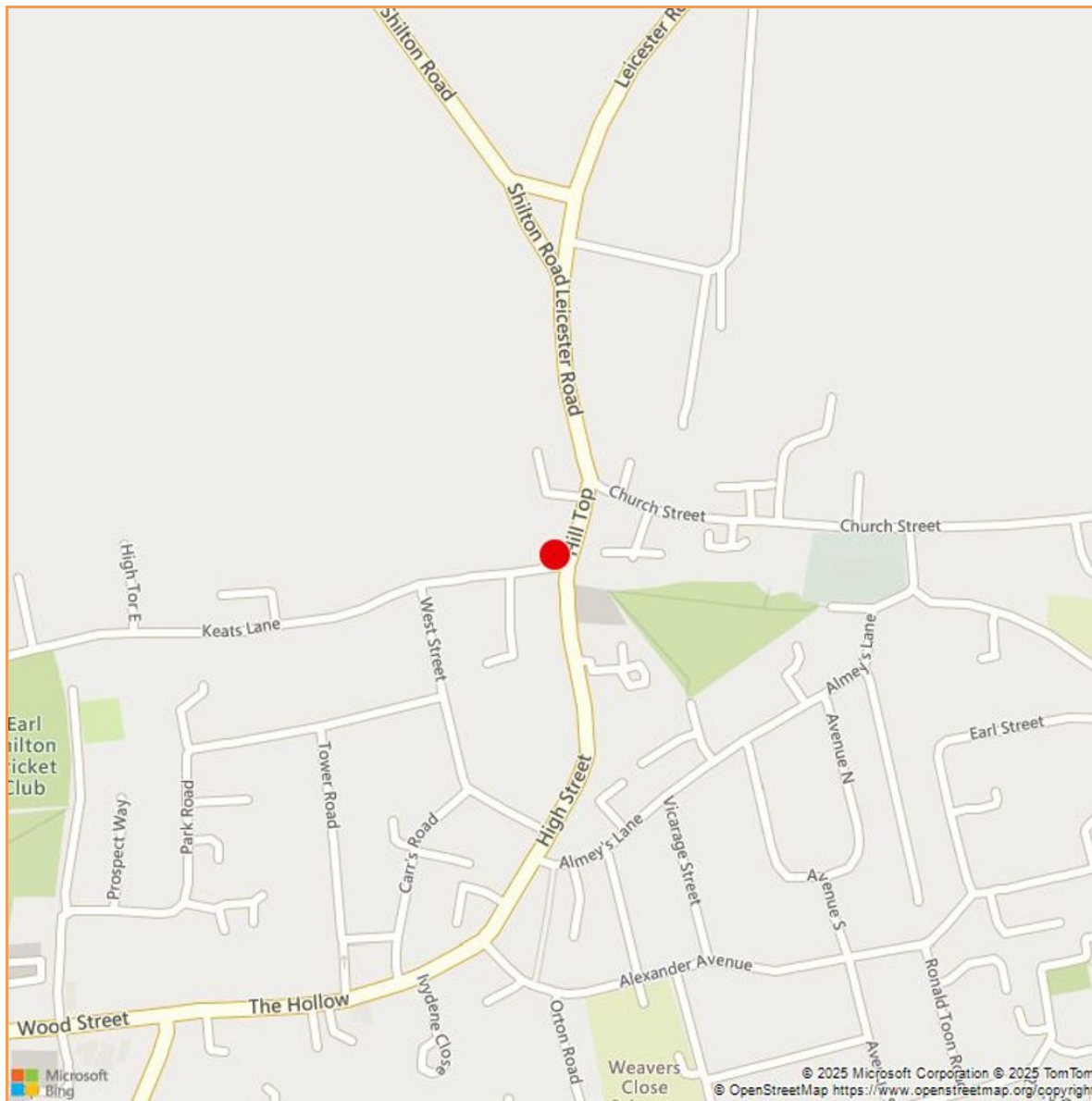
NOTE RE: PLANS

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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