



TO LET

GROUND FLOOR LOCK UP SHOP

97A Castle Street,
Hinckley, LE10 1DA

Town centre location



**Prominent frontages to Upper Castle
Street and Hill Street**



Staff car parking available



Kitchen & WC facilities



NIA - 712 sq ft (66 sq m)



LOCATION

The subject property fronts the corner of Upper Castle Street and Hill Street in Hinckley town centre, close to the junction of the pedestrianised and non-pedestrianised sections of the street, with short term car parking available outside. Adjacent occupiers include Leeja restaurant, The Art Studio, Sewing Café, The Cosy Café, Martin & Co Estate Agents and Industria recruitment agency.

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 ground floor retail unit fronting the corner of Upper Castle Street and Hill Street in Hinckley town centre.

The property benefits from air conditioning, kitchen and WC facilities.

Private staff car parking is available.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Areas	642	59.64
Ground	Kitchen	38	3.53
Ground	Store	32	2.97
NIA Total		712 Sq Ft	66.14 Sq M

SERVICES

We understand that mains electricity, water and drainage are connected to the 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: £10,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on new effective full repairing and insuring terms, by way of a service charge, for a term to be agreed at a commencing rental of £10,500 per annum exclusive.

Service charge payable is £2,111.84 per annum. Buildings Insurance is £468.30 per annum.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

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.

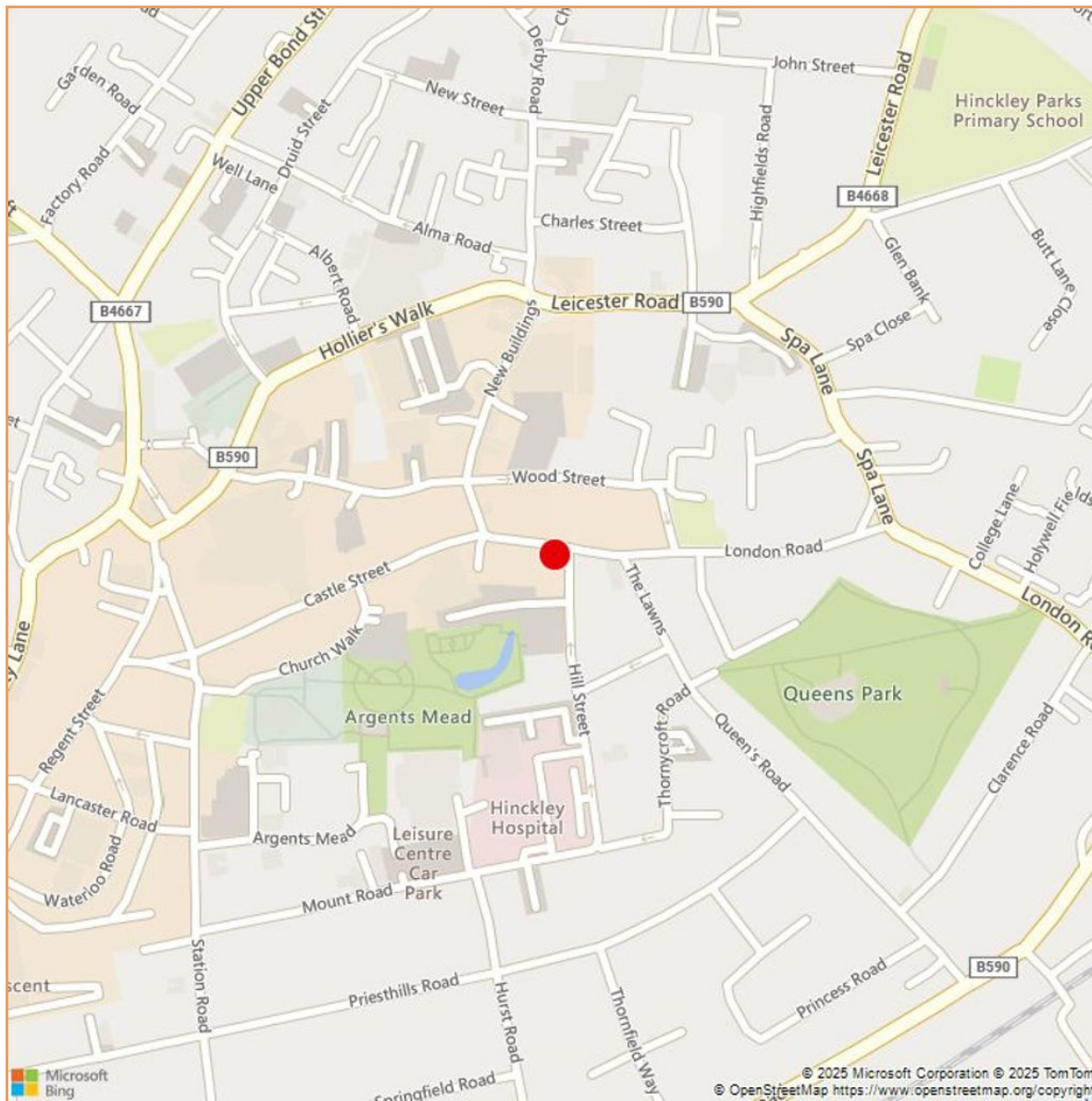
NOTE RE: PLANS

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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