



FOR SALE / TO LET

GROUND FLOOR COMMERCIAL UNIT

22 Station Road,
Hinckley, LE10 1AW

Investment planned depending on end
user

*
Suitable for a variety of uses (STP)

*
Prominent town centre position

*
Short stay car parking to front

*
Approx. NIA - 1,113 sq ft (103 sq m)



LOCATION

The subject property is located on Station Road, which links the prime retail areas of Castle Street and The Crescent in Hinckley town centre. The surrounding area is a mixture of commercial and residential uses and there is a pay and display car park directly opposite, along with on street car parking to the front.

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.

DESCRIPTION

The subject property comprises a ground floor commercial unit on Station Road in Hinckley, close to The Crescent shopping centre. The property was formerly the town's main post office and is part of a wider attractive Victorian building.

Depending on the end user, investment is planned to refurbish the property by way of tenant incentives or a capital contribution from the Landlord.

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

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Areas	1,113	103.4
NIA Total		1,113 Sq Ft	103.4 Sq M

SERVICES

We understand mains electricity, water and drainage will be made available 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: to be reassessed upon occupation

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Letting - 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 £20,000 per annum exclusive.

Sale - The property will be sold on a new 999 year lease with a peppercorn ground rent at an asking price of £190,000.

LEGAL COSTS

Letting - 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.

Sale - Each party to bear their own legal costs.

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.

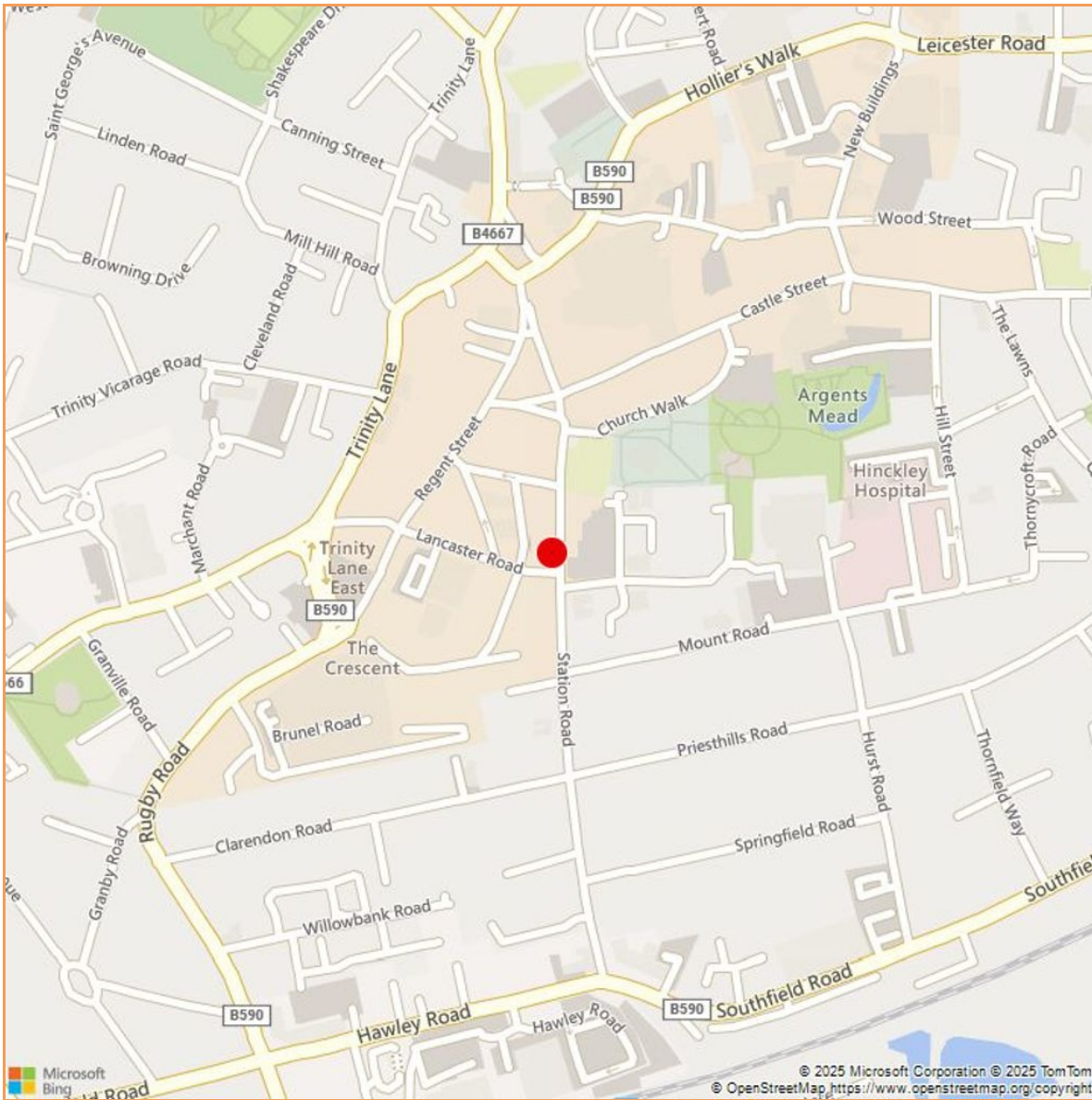
NOTE RE: PLANS

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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