



## TO LET

LARGE RETAIL PREMISES

2 The Borough,  
Hinckley, LE10 1NL

Rental incentives available



Located in a prominent position on The  
Borough in Hinckley town centre



Arranged over two floors



Suitable for a variety of uses (STP)



NIA - 8,199 sq ft (761.7 sq m)



## LOCATION

The property is located in The Borough in a highly prominent position within Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby together with various shops and banks including NatWest and Lloyds Bank.

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.

## DESCRIPTION

The subject property comprises large retail premises located on The Borough in Hinckley town centre arranged over two floors.

To the ground floor, the accommodation comprises a large retail area, with ancillary loading bay, offices and stores. To the first floor, there are further ancillary store areas and a plant room. The property benefits from WC facilities.

The property could be suitable for a variety of uses (STP).

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	5,177	480.94
Ground	Ancillary	920	85.47
First	Ancillary	2,102	195.28
NIA Total		8,199 Sq Ft	761.69 Sq M

## SERVICES

We understand mains electricity, water and drainage are available 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: £41,250

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 £44,000 per annum exclusive. Rental incentives will be made available for fitting out.

## 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 - D(91)

## 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.

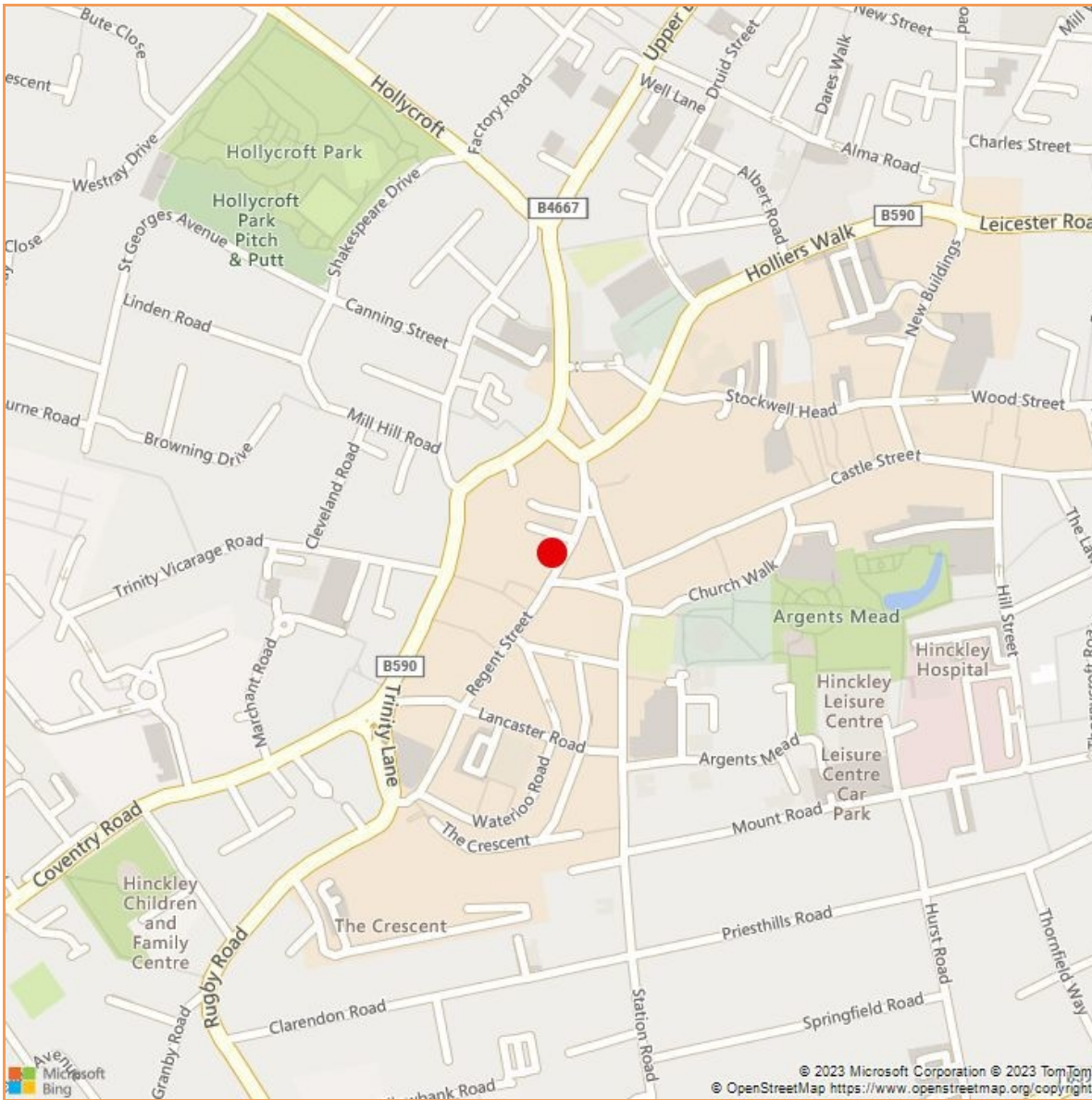
## NOTE RE: PLANS

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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