



TO LET
RETAIL PREMISES

50 Castle Street,
Hinckley, LE10 1DB

Situated on the pedestrianised Castle
Street



Directly opposite from the upgraded
Church Walk car park



Arranged over two storeys



Ancillary store, canteen and WC
facilities



NIA - 1,718 sq ft (160 sq m)



LOCATION

The subject property is located towards the top end of Castle Street in Hinckley, which is the main retail thoroughfare in the town, directly opposite from the recently upgraded Church Walk car park. The Britannia Shopping Centre is circa 100m from the property, featuring occupiers including Poundstretcher, Peacocks and Boots. Nearby occupiers include Holland and Barrett, AgeUK and CEX.

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 subject property comprises prominent retail premises on the pedestrianised Castle Street in Hinckley town centre.

The accommodation is arranged over two storeys. To the ground floor there is an open plan retail sales area with ancillary store. To the first floor, there is a canteen, store and two WCs.

The property benefits from wood effect flooring, suspended ceilings with inset lighting and electric heating.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	959	89.09
Ground	Store	199	18.49
First	Canteen	93	8.64
First	Store	467	43.38
NIA Total		1,718 Sq Ft	159.6 Sq M

SERVICES

We understand mains electricity, water and drainage are connected 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: £17,250

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 £16,800 per annum exclusive.

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 - D(83)

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.

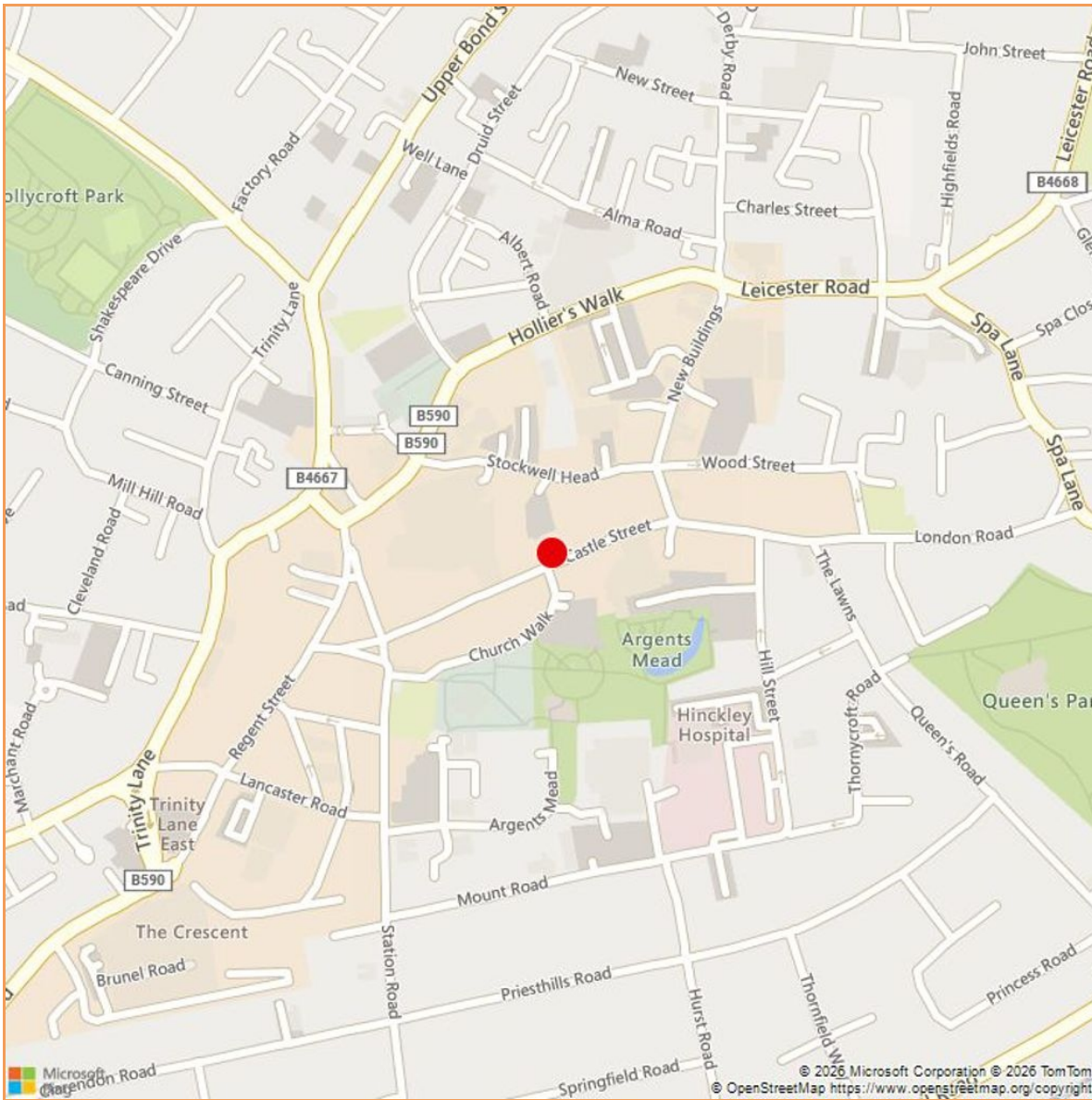
NOTE RE: PLANS

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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