wards
Commercial

# TO LET

## Ground Floor Retail Unit

31 Regent Street,
Hinckley, LE10 0BA

Exceptional hair salon fit out

❊

Air conditioning

❊

Located on a busy secondary parade with on street car parking

❊

Suitable for a variety of uses (STP)

❊

NIA - 583 sq ft (54.2 sq m)

## LOCATION

The subject property is situated fronting on to Regent Street in the town centre, opposite to the junction with George Street and close to The Crescent shopping centre. Nearby occupiers include Black Helm Tattoo, Mark Jarvis Racing, Papa John's Pizza, Forever Sun luxury tanning salon, LA Nail & Beauty Spa and Scope. There are a variety of public pay and display car parks within walking distance of the property.

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 a ground floor retail unit, which is currently fitted out to provide luxury hairdressing salon areas with ancillary accommodation to the rear, in a prominent location on Regent Street in Hinckley town centre.

The property benefits from a very high quality fit out, including a raised backwash area with two chairs, and a high specification, to include air conditioning and tiled flooring. The hair salon fittings can either be removed from the property or are available for interested parties to purchase separately.

The property benefits from a shared yard area to the rear.

## ACCOMMODATION

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

| | | SQ FT | SQ M |
|---|---|---|---|
| Ground Floor | Retail Sales | 507 | 47.1 |
| Ground Floor | Kitchen | 76 | 7.06 |
| Ground Floor | WC | | |
| NIA Total | | 583 Sq Ft | 54.16 Sq M |

## SERVICES

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

## BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: £6,900

THIS IS NOT THE AMOUNT PAYABLE

The actual liability may be subject to relief and / or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

## LEASE TERMS

The subject property is available to let on a new effective full repairing and insuring lease (by way of service charge), for a term to be agreed, at a commencing rental of £9,600 per annum exclusive.

## LEGAL COSTS

As is standard, the ingoing tenant will cover the Landlord's legal costs for the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(73)

## 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.

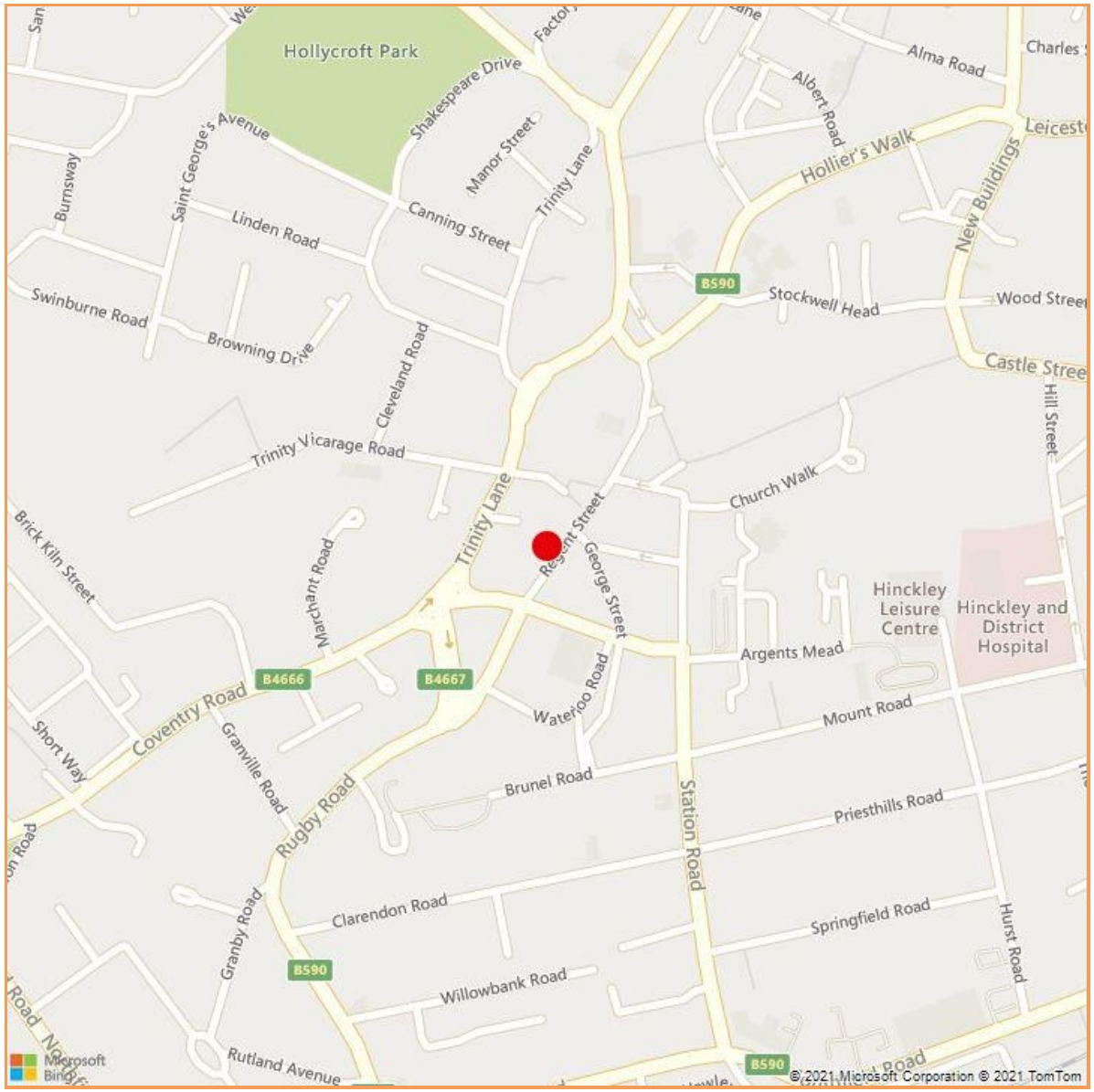
## NOTE RE: PLANS

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.

fox hair design
It's all about you

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