



TO LET

GROUND FLOOR LOCK UP SHOP

97 Castle Street,
Hinckley, LE10 1DA

Town centre location



Prominent frontage to Upper Castle
Street



Staff car parking available



Kitchen & WC facilities



NIA - 660 sq ft (61.3 sq m)



LOCATION

The subject property fronts onto Upper Castle 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 subject property comprises ground floor retail premises benefitting from a stock room and kitchen & WC facilities in a prominent location on Upper Castle Street. 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 Sales	598	55.55
Ground	Kitchen	29	2.69
Ground	Store	39	3.62
NIA Total		665 Sq Ft	61.78 Sq M

SERVICES

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

BUSINESS RATES

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

Rateable Value: £9,900

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 £9,800 per annum exclusive.

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.

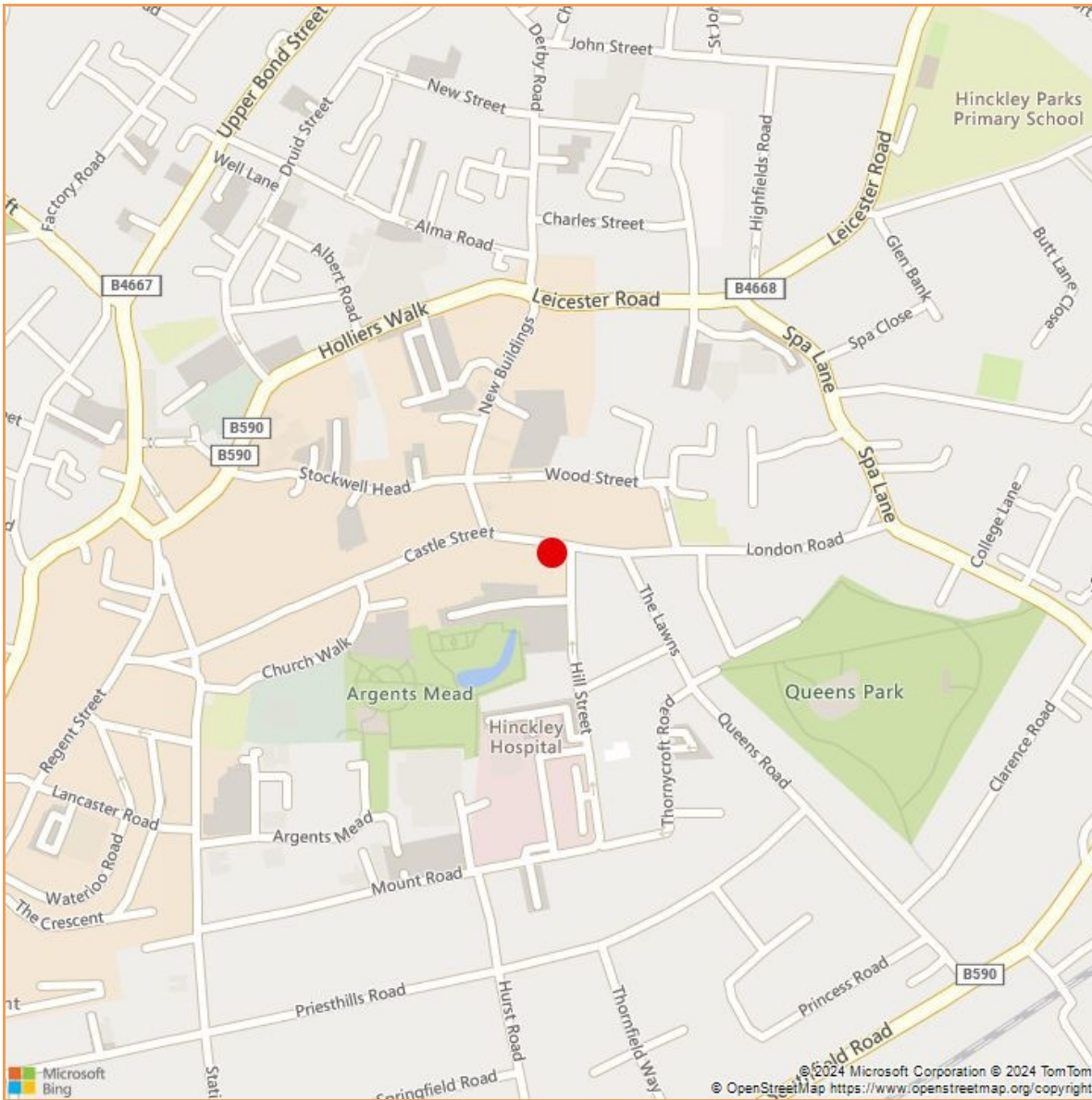
NOTE RE: PLANS

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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