



TO LET

GROUND FLOOR COMMERCIAL UNIT

The Gamekeeper, Leicester Road,
Hinckley, LE10 3DR

Prominent position on the B4668
Leicester Road



LED lighting and gas fired central
heating



Car parking to the front elevation



Suitable for a variety of uses (STP)



NIA - 565 sq ft (52.5 sq m)



LOCATION

The subject property is located in a prominent position off the B4668 (Leicester Road) adjacent to its intersection with Burbage Common Road. The property is within easy walking distance of the popular Burbage Common, Hinckley RFC and Hinckley Football Club.

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 ground floor commercial premises located in a prominent position on Leicester Road (B4668) in Hinckley.

The property benefits from two office/retail areas, kitchen and two WCs. The property benefits from a good specification to include LED lighting, UPVC double glazing, perimeter trunking and security shutters.

Externally, there is car parking to the front elevation.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Front Office	234	21.74
Ground	Rear Office	233	21.65
Ground	Kitchen	98	9.1
NIA Total		565 Sq Ft	52.49 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating is by way of gas fired central heating.

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: £5,900

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 £7,200 per annum.

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 - 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.

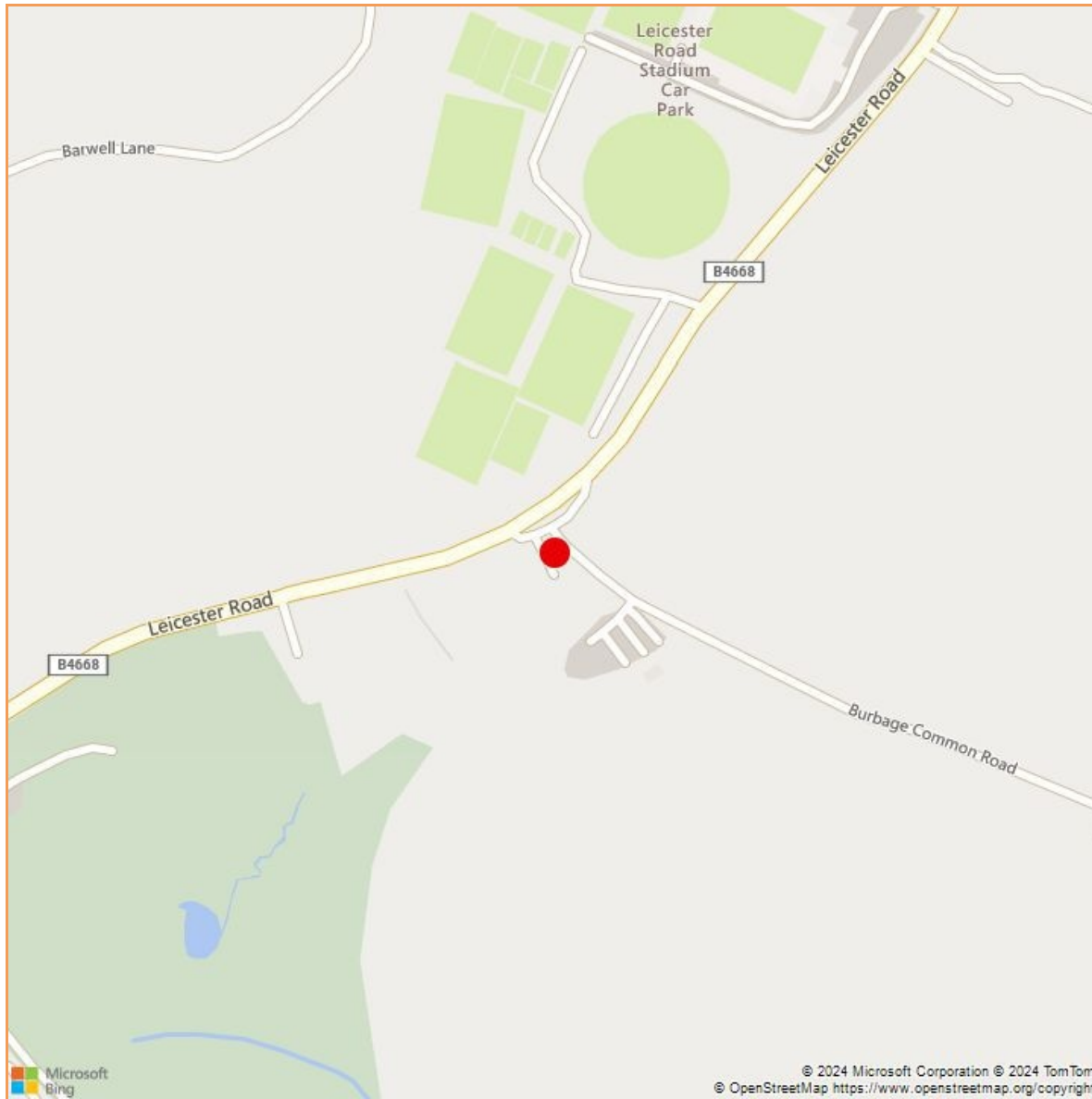
NOTE RE: PLANS

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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