



**TO LET**  
**GROUND FLOOR RETAIL UNIT**

44 Rugby Road,  
Hinckley, LE10 0QD

Located within a secondary parade on  
the fringe of Hinckley town centre



Prominent frontage



On street car parking to front



Kitchen & WC facilities



NIA - 400 sq ft (37.1 sq m)



## LOCATION

The subject property is located within a secondary parade on the fringe of Hinckley town centre. Adjacent occupiers include Annie's Bakes & Cakes, Polly's hairdressers, Connor's Bakery, Julie Price & Co Insurance Brokers and a variety of other independent retailers. Directly to the front of the property there is on street car parking.

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 lock up shop and benefits from a suspended ceiling with inset lighting, kitchen and WC facilities. The property has a prominent frontage on to Rugby Road.

The property has most recently been used as a beauty salon and comprises two treatment rooms along with ancillary kitchen, store and WC facilities.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Areas	343	31.86
Ground	Kitchen	42	3.9
Ground	Store	14	1.3
NIA Total		400 Sq Ft	37.16 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: £6,100

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available on a new effective full repairing and insuring lease at a commencing rental of £6,500 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 the lease.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(87)

## 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](mailto: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.

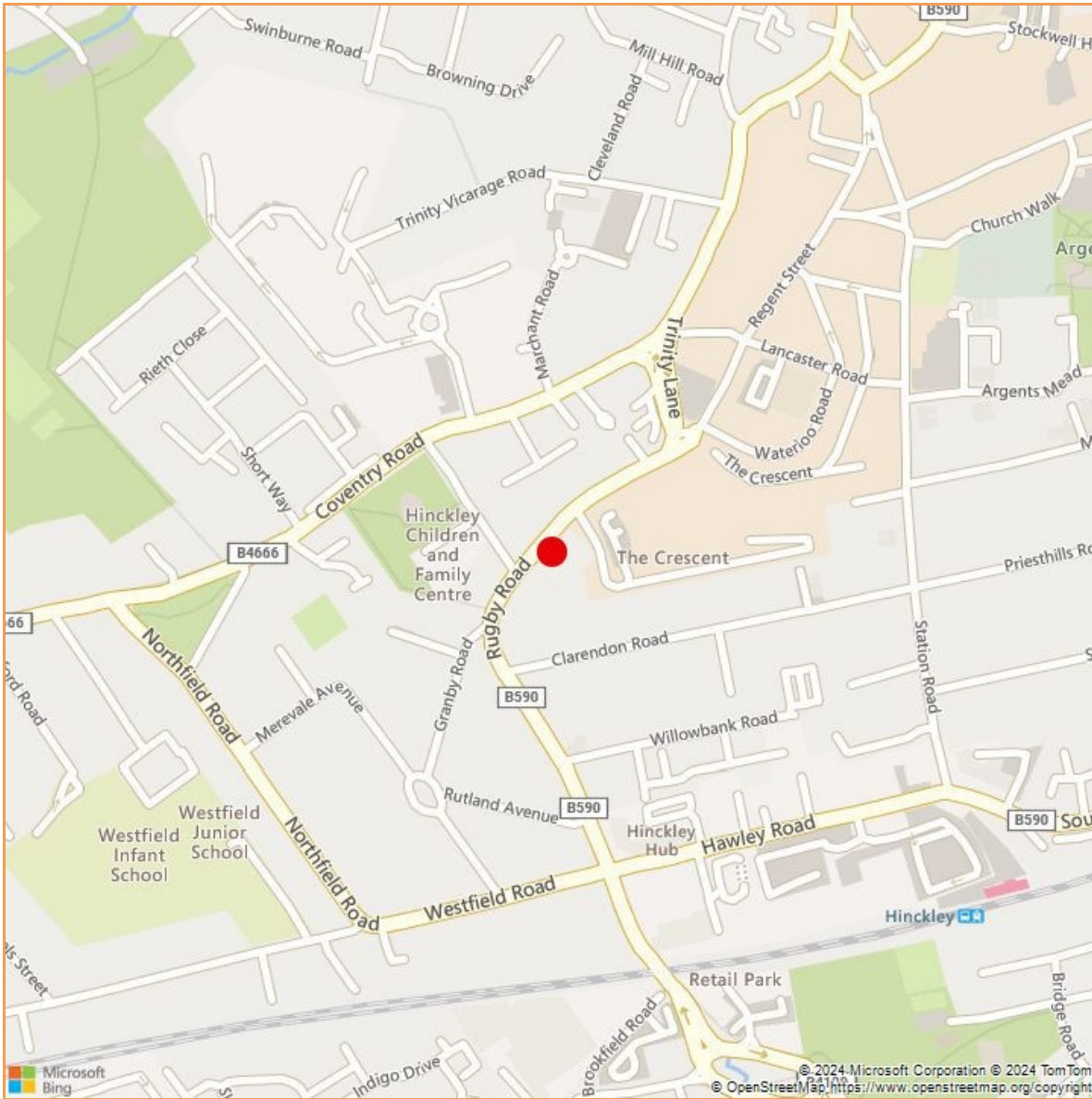
## NOTE RE: PLANS

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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