



FOR SALE / TO LET

RETAIL UNIT

45 Castle Street,
Hinckley, LE10 1DA

Prominent location on the main
pedestrianised retail thoroughfare of
Castle Street in Hinckley



Prominent frontage with return



Suitable for a variety of uses (STP)



Nearby occupiers include MCC Hobby
Centre, LOROS, AgeUK, Swinfen
butchers and Kennedy's hairdressers



NIA - 1,400 sq ft (130.0 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. The Britannia Shopping Centre is circa 100m from the property, featuring occupiers including New Look, Greggs, Peacocks and Boots. Nearby occupiers include MCC Hobby Centre, LOROS, AgeUK, Swinfen butchers and Kennedy's hairdressers.

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 retail premises in a prominent position on Castle Street in Hinckley town centre, benefitting from a small return frontage to Castle Street and ancillary accommodation above.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Sales Area	1,021	94.85
First	Staff/Stock Room	379	35.21
First	WC Facilities		
NIA Total		1,400 Sq Ft	130.06 Sq M

SERVICES

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

BUSINESS RATES

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

Rateable Value: £12,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Sale - The freehold interest in the subject property is available, subject to vacant possession, at an asking price of £160,000.

Letting - The property is available to let, on a new full repairing and insuring lease, at a commencing rental of £13,000 per annum exclusive.

LEGAL COSTS

Sale - Each party to bear their own legal costs.

Letting - 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 - C(63)

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.

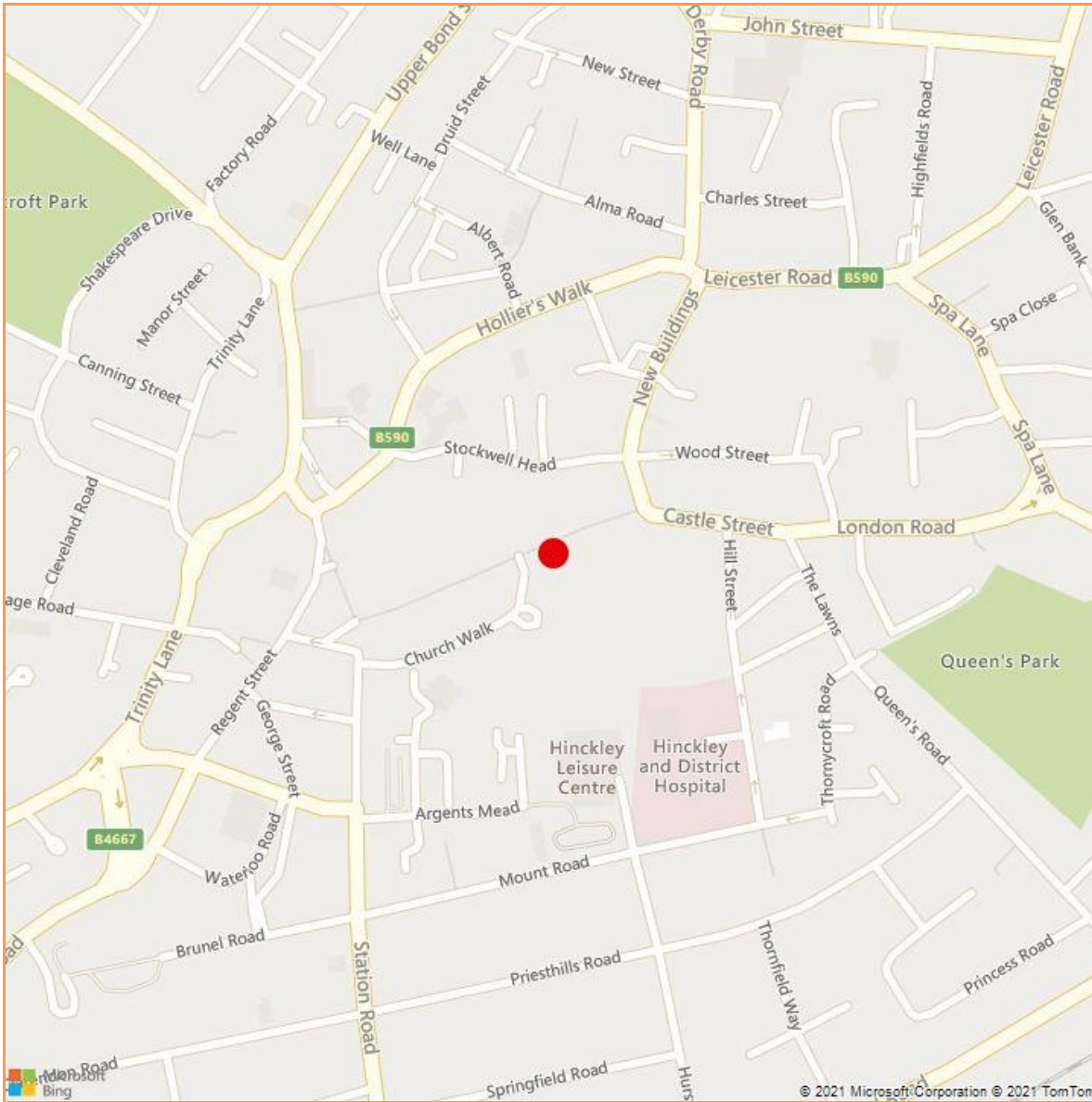
NOTE RE: PLANS

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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