



## FOR SALE / TO LET

GROUND FLOOR SHOP WITH STORES

6-10 Stockwell Head,  
Hinckley, LE10 1RE

Prominent situation on Stockwell  
Head on the fringe of Hinckley town  
centre



Prominent 10m glazed frontage



Security roller shutters



External store



NIA - 1,314 sq ft (122.1 sq m)



## LOCATION

The property is located on Stockwell Head, on the fringe of Hinckley town centre, and is situated directly opposite the entrance to the Hansom Court shopping arcade. Nearby occupiers include Elle K hairdressers, Star Nails, Drayton Croft Motorcycles, Dress Me Pretty Bridal Room & Tanmania. There is an NCP car park opposite the property. The well regarded Concordia Theatre is less than 100m from 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 prominent ground floor retail premises on Stockwell Head on the fringe of Hinckley town centre.

The accommodation benefits from a large 10m double frontage and extensive retail areas, along with an external store and WC and basement storage.

Externally the property benefits from security roller shutters.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	823	76.46
Ground	External Store	383	35.58
Basement	Store	108	10.03
NIA Total		1,314 Sq Ft	122.07 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of electric 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: £10,750

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

**Sale** - The long leasehold interest in the property is available, subject to vacant possession, at an asking price of £175,000.

**Letting** - The property is available to let on a new effective full repairing and insuring (by way of service charge) lease, for a term to be agreed, 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(67)

## 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

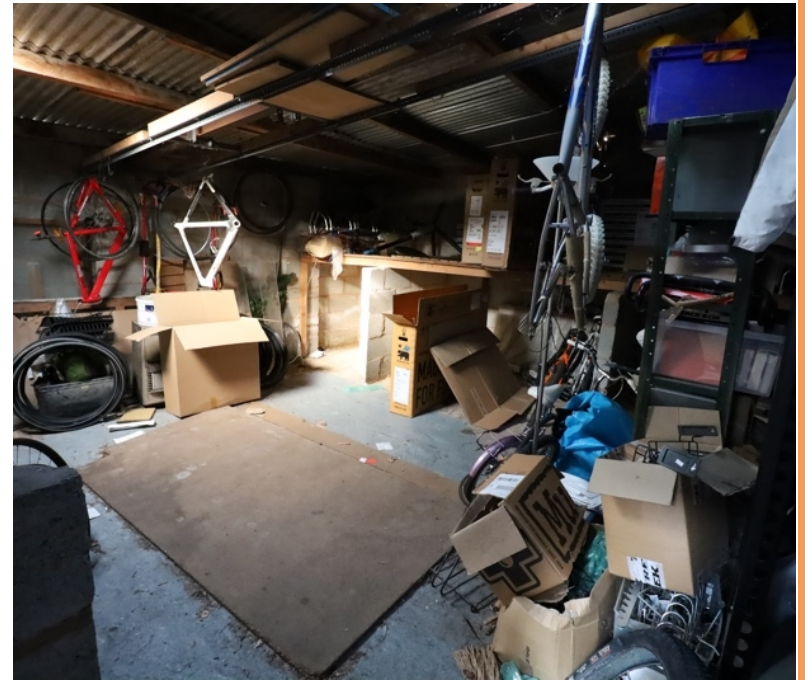
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

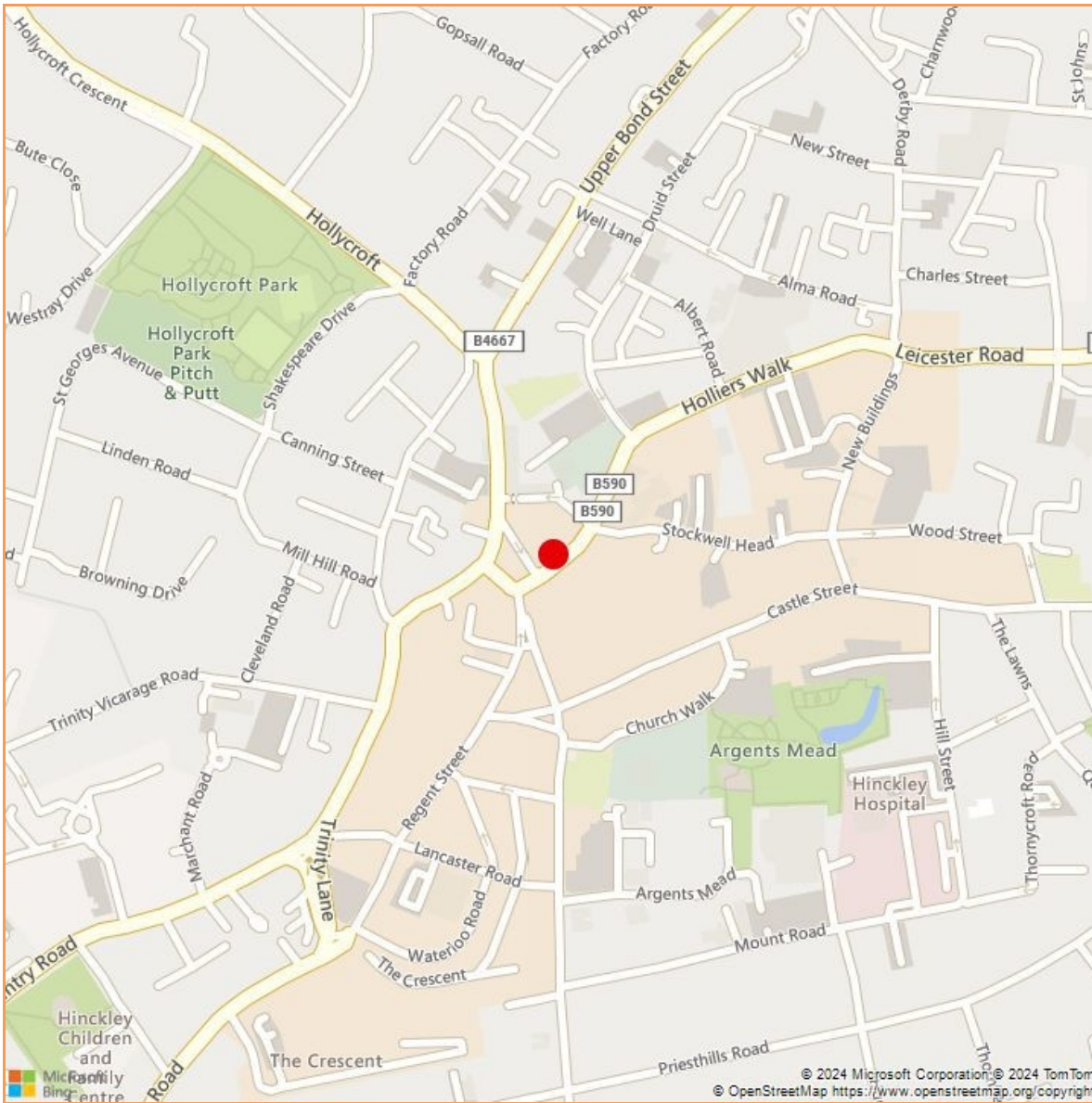
## NOTE RE: PLANS

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](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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