



## TO LET

GROUND FLOOR OFFICE SUITE

C9 Swan House,  
Market Bosworth, CV13 0LJ

Located within the grounds of the  
prestigious Bosworth Hall Hotel



Communal kitchen & WC facilities



Passenger lift



High speed fibre optic broadband  
available - subject to charge



## LOCATION

Swan House is an office building located within the grounds of Bosworth Hall Hotel, in a prestigious and attractive location within this historic market town.

Market Bosworth is a historic town, of considerable charm and character situated 13 miles to the west of Leicester and 7 miles north west of Hinckley, lying at the heart of an area of particularly attractive countryside. The town, which is synonymous with the Battle of Bosworth, is traversed east to west by the B585 which crosses the A447 Hinckley to Coalville road approximately 1 mile to the east. Market Bosworth is an important rural service centre as well as being a tourist centre and a popular residential location.

## DESCRIPTION

Swan House is a dedicated office building and we are able to offer suites at ground & first floor level which will benefit from car parking. There are communal male and female WC facilities, shared kitchens and also a passenger lift. The offices benefit from double glazed windows.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	C9	640	59.46
<b>NIA Total</b>		<b>640 Sq Ft</b>	<b>59.46 Sq M</b>

## SERVICES

The office suites are heated. There are communal kitchen and WC facilities. High speed fibre optic broadband is available, subject to an additional charge. Conference rooms are available on site for use by separate negotiation.

## 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: £8,800

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The suites are available to let on new leases at the following rentals: Suite C9 - £12,480 per annum

Within the rental the Landlord carries out the following:

1. Maintenance of the main fabric of the building.
2. Insures the buildings (not the tenant's contents).
3. Provision of gas fired central heating and electricity
4. Cleans communal parts, kitchens & toilets

Tenants are responsible for the payment of business rates in respect of each suite.

## 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(89)

## 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

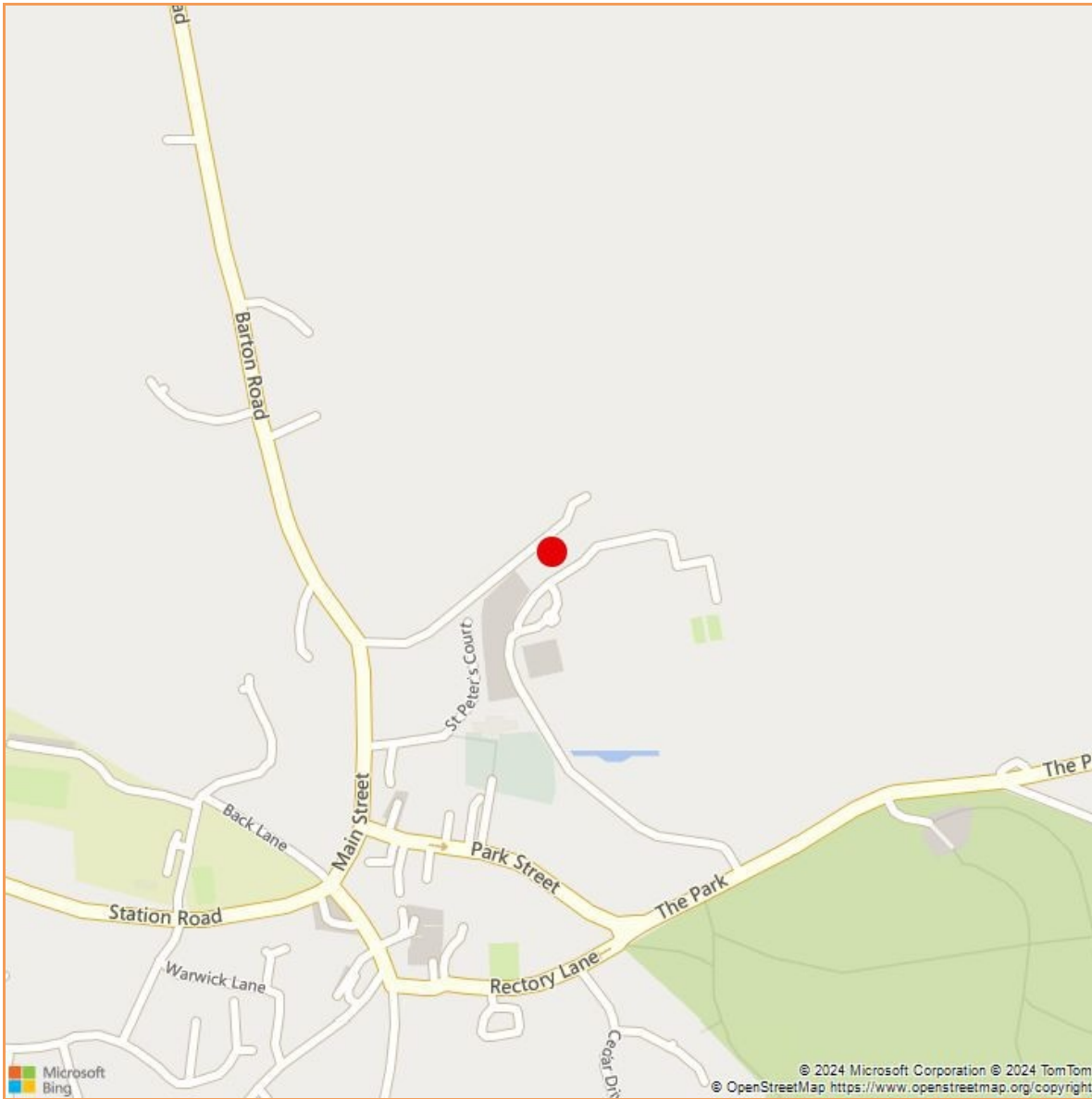
Please note that any plans contained within these particulars are for identification purposes only.

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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