



## TO LET

### RETAIL PREMISES

57 Wood Street,  
Earl Shilton, LE9 7NE

Located in the popular town of Earl  
Shilton



Prominent position on the main retail  
thoroughfare of Wood Street



Free car parking nearby



Arranged over two floors



NIA - 525 sq ft (48.7 sq m)



## LOCATION

The subject property is located fronting onto Wood Street in the town centre of the popular town of Earl Shilton. Nearby occupiers include Dehli Spice indian restaurant, The Motorist Centre and Home Matters financial planners. There is free car parking a short walk away from the property.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Barwell.

## DESCRIPTION

The subject property comprises two storey retail premises located on Wood Street in Earl Shilton.

Internally, the property provides an open plan retail sales area with kitchen and shower room to the rear. To the first floor, there are front and rear offices/stores.

Externally, there is on street 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    | Sales        | 211       | 19.6       |
| Ground    | Kitchen      | 70        | 6.5        |
| First     | Front Office | 133       | 12.36      |
| First     | Rear Office  | 111       | 10.31      |
| NIA Total |              | 525 Sq Ft | 48.77 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: £1,800

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available by way of an assignment of an existing full repairing and insuring lease, at a passing rental of £4,800 per annum exclusive, for a term of 6 years from 17 December 2021. Alternatively, a sublease outside of the security of tenure provisions of the Landlord and Tenant Act 1954 may be available or a lease of longer duration directly from the Landlord.

## 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 -E(110)

## 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.

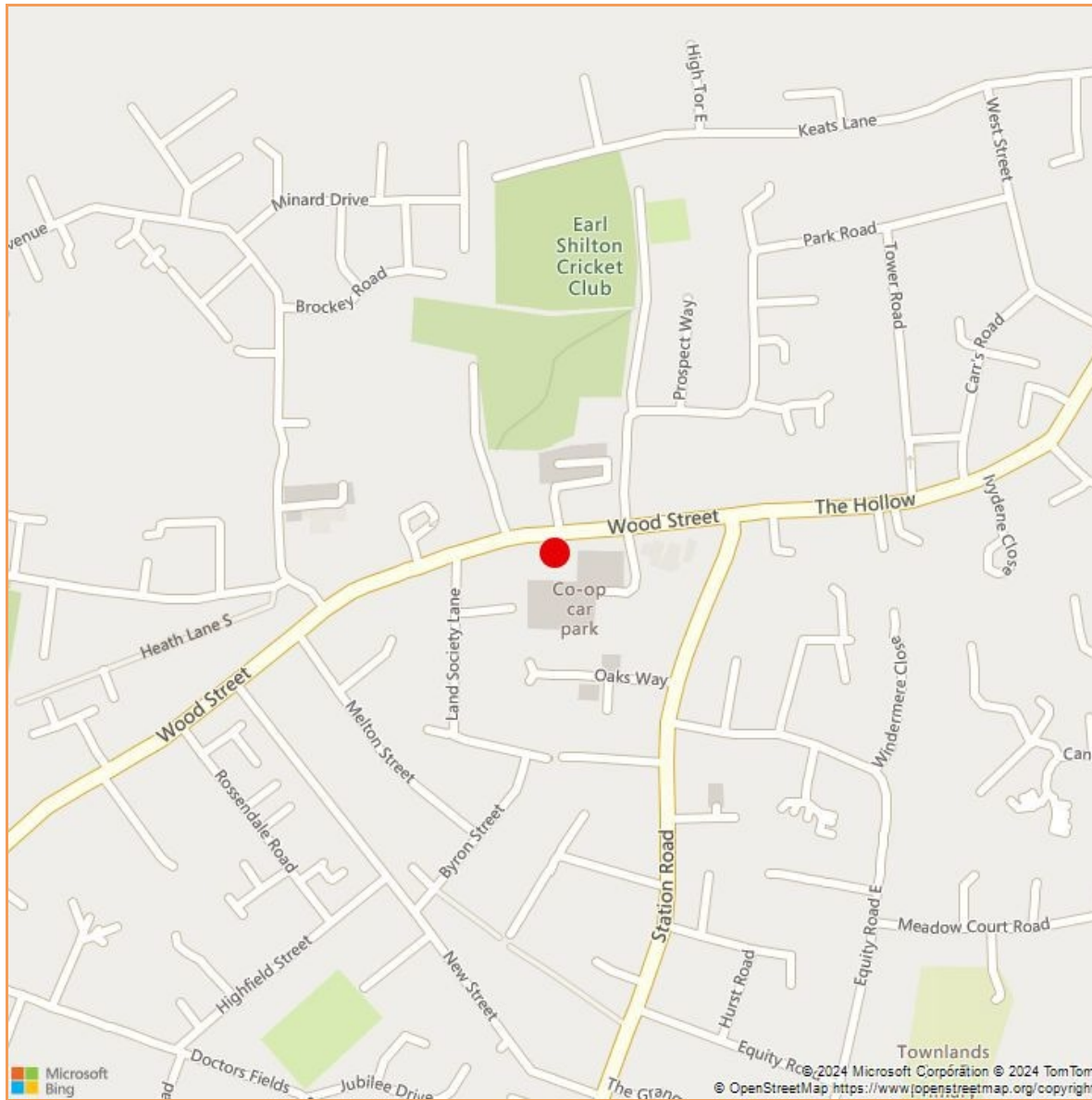
## NOTE RE: PLANS

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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