



TO LET

RETAIL PREMISES

94 Castle Street,
Hinckley, LE10 1DD

- Popular town centre location
- * Arranged over two floors with WCs to both floors
- * Perimeter trunking and electric heating to ground floor
- * Suitable for a variety of uses (subject to planning)
- * NIA - 768 sq ft (71.4 sq m)



LOCATION

The subject property is situated fronting on to Upper Castle Street in Hinckley town centre. Principal occupiers in the vicinity of the subject property include financial and professional services occupiers and also specialist retailers. There is a bus stop outside the building.

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 office/retail premises in a popular location within Hinckley town centre.

The accommodation comprises a ground floor retail sales/office area, with ancillary kitchen and WC facilities. To the first floor, there are a further two offices, kitchen, bathroom and lobby area. The property benefits from perimeter trunking and laminate flooring to the ground floor.

Externally, there is a car parking space to the rear.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	463	43.01
Ground	Kitchen	37	3.44
First	Rear Office	92	8.55
First	Front Office	113	10.5
First	Lobby	27	2.51
First	Kitchen	37	3.44
NIA Total		768 Sq Ft	71.35 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of electric heaters to the ground floor and storage heaters to the first floor.

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: £8,200

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £10,500 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the grant of any lease.

ENERGY PERFORMANCE CERTIFICATE

EPC rating - to be supplied

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.

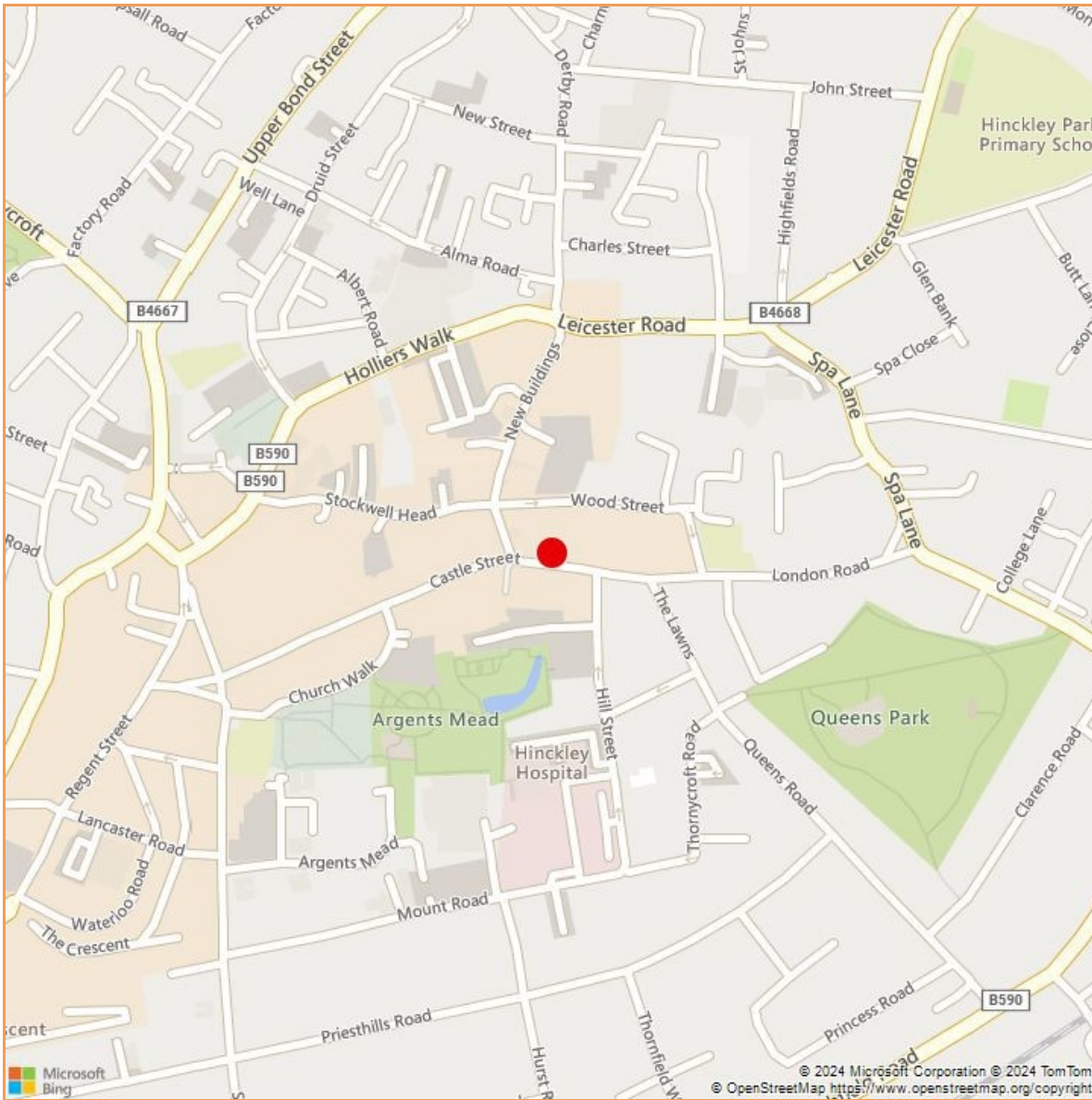
NOTE RE: PLANS

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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