



TO LET

REAR/UPPER FLOOR COMMERCIAL
ACCOMMODATION

33 Castle Street,
Hinckley, LE10 1DA

Rental incentives available



Suitable for a variety of uses (STPP)



Accessed via Church Walk



NIA - 2,005 sq ft (186 sq m)



wards
Commercial

LOCATION

The property is located in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include TG Jones, B&M Bargains, Costa Coffee and Hays Travel.

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 property comprises ground, first and second floor commercial accommodation in the centre of Castle Street in Hinckley.

The property is accessed off Church Walk in Hinckley and comprises the following: Ground Floor: Reception/Kitchen and WC. Upper Ground Floor: Store. First Floor: open plan areas and offices/stores. Second Floor: two offices/stores.

The property may be suitable for alternative uses (STPP).

ACCOMMODATION

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

| | | SQ FT | SQ M |
|--------------|-----------------------|-------------|-------------|
| Ground | Kitchen/Reception | 376 | 34.93 |
| Upper Ground | Store | 192 | 17.84 |
| First | Rear Office | 209 | 19.42 |
| First | Front Office & Stores | 935 | 86.86 |
| Second | Offices/Stores | 294 | 27.31 |
| NIA Total | | 2,005 Sq Ft | 186.26 Sq M |

SERVICES

We understand that mains electricity, water and drainage are connected to the 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: to be provided upon occupation

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new effective full repairing and insuring lease (by way of service charge) at a commencing rental of £12,000 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(97)

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.

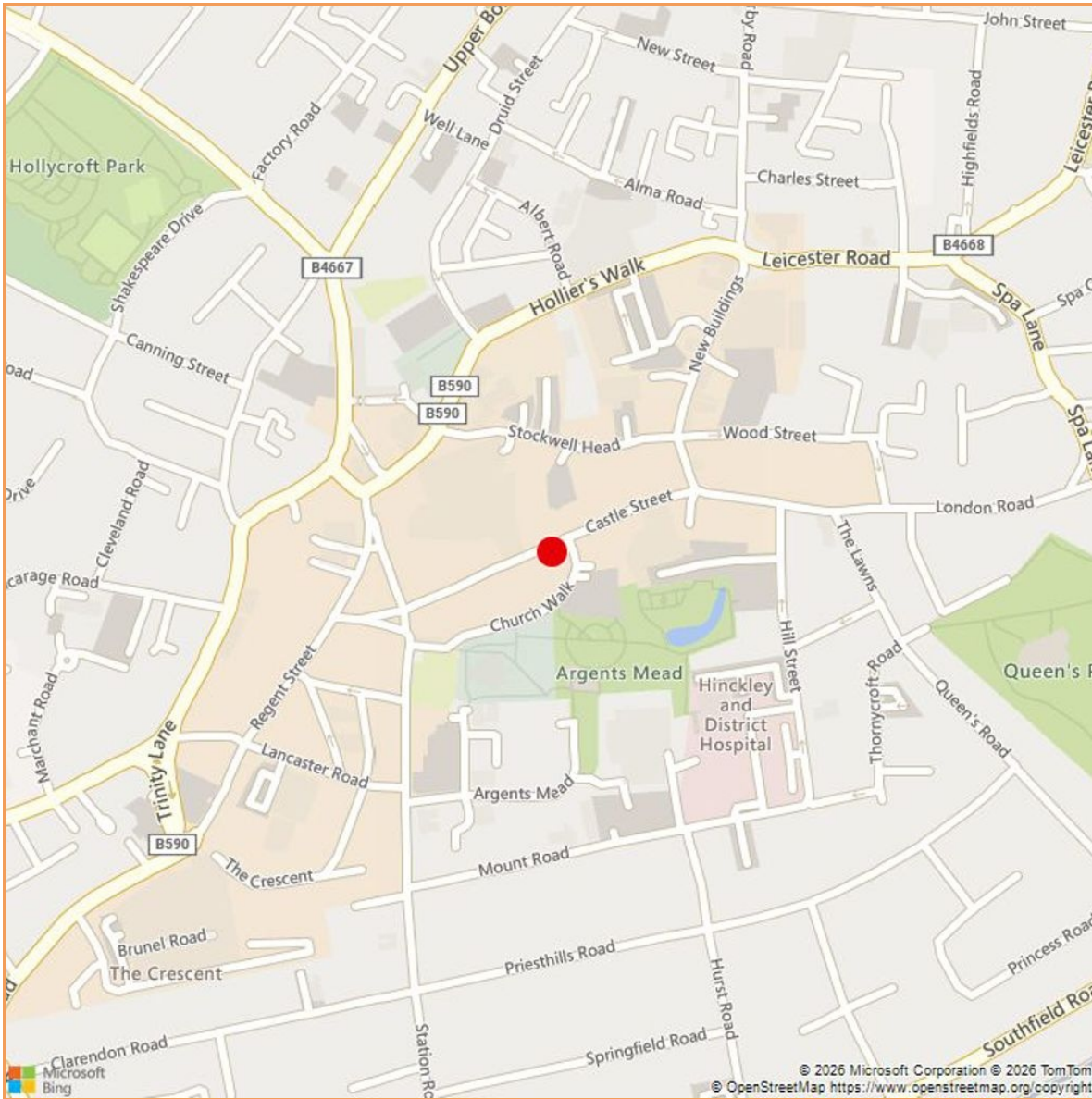
NOTE RE: PLANS

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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