



TO LET

GROUND FLOOR RETAIL PREMISES

9 The Borough,
Hinckley, LE10 1NL

Prominent town centre location



Extensive sales areas



Suspended ceilings with LED lighting



WC facilities



NIA - 1,573 sq ft (146.1 sq m)

LOCATION

The property is located in The Borough in a prominent position within Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby together with various shops and banks including NatWest and Lloyds Bank.

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.

DESCRIPTION

The subject property comprises ground floor retail premises situated on The Borough in Hinckley town centre.

The property offers extensive retail sales areas (currently partitioned), with ancillary store, kitchenette and WC facilities.

The property benefits from carpeting and suspended ceilings with LED lighting.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	1,125	104.51
Ground	Kitchen Area	383	35.58
Ground	Store	65	6.04
NIA Total		1,573 Sq Ft	146.13 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: £16,000

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 £13,000 per annum exclusive.

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 - to be confirmed

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.

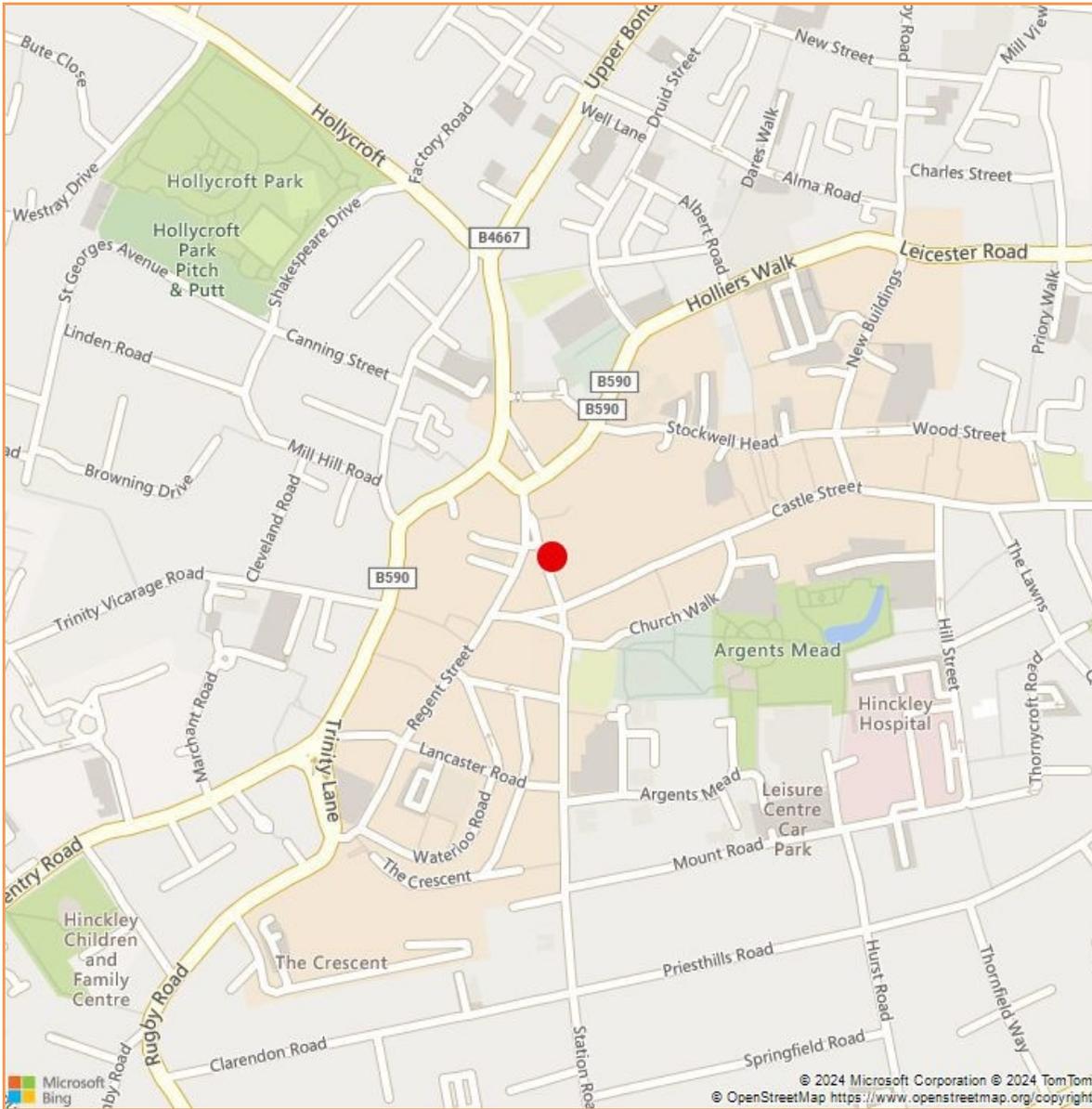
NOTE RE: PLANS

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

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