



TO LET

RETAIL PREMISES

52 Castle Street,
Hinckley, LE10 1DB

Situated on the pedestrianised Castle
Street in Hinckley



Arranged over two storeys



Most recently used as a gym but
suitable for other uses (STPP)



EPC 'B' Rating



NIA - 3,147 sq ft (292.4 sq m)



LOCATION

The subject property is located towards the top end of Castle Street in Hinckley, which is the main retail thoroughfare in the town. The Britannia Shopping Centre is circa 100m from the property, featuring occupiers including New Look, Greggs, Peacocks and Boots. Nearby occupiers include MCC Hobby Centre, LOROS, AgeUK, Swinfen butchers and Kennedy's hairdressers.

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 prominent retail premises on the pedestrianised Castle Street in Hinckley town centre, most recently used as a gymnasium.

The accommodation is arranged over two storeys. To the ground floor there is an open plan retail sales area with two showers and a disabled WC. To the first floor, there is a studio, office, stores and two WCs.

The ground floor benefits from exposed services with LED lighting. The first floor benefits from laminate flooring and suspended ceilings with inset fluorescent strip lighting.

ACCOMMODATION

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

| | | SQ FT | SQ M |
|-----------|--------------|-------------|-------------|
| Ground | Retail Sales | 2,234 | 207.54 |
| Ground | Stores | 50 | 4.64 |
| First | Studio | 660 | 61.31 |
| First | Office | 107 | 9.94 |
| First | Stores | 96 | 8.92 |
| NIA Total | | 3,147 Sq Ft | 292.36 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: £33,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available by way of assignment of a full repairing and insuring lease, at a passing rental of £30,000 per annum exclusive, for a term of 7 years from 23 April 2021. Break date 22 April 2026 and rent review 23 April 2026. 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 may be available 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 - B(40)

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

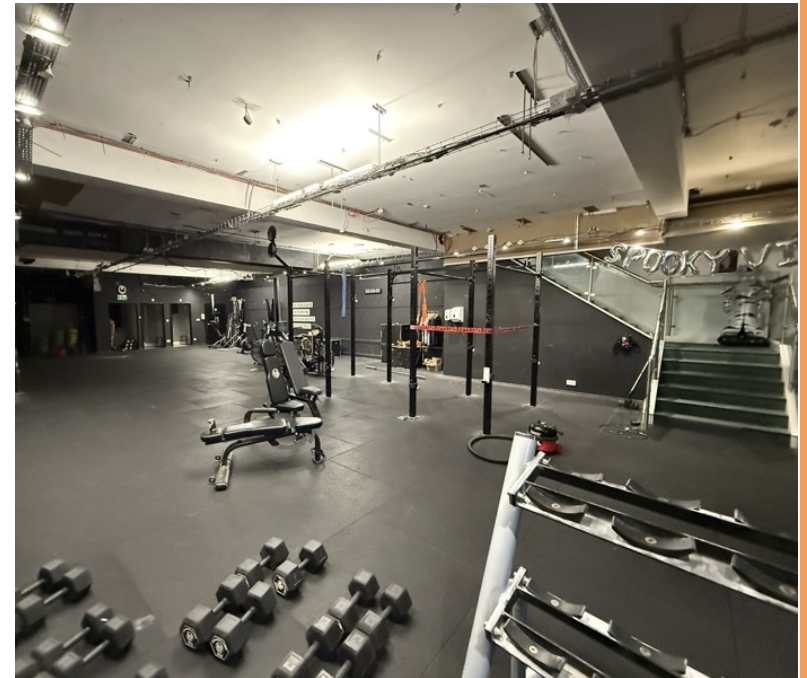
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

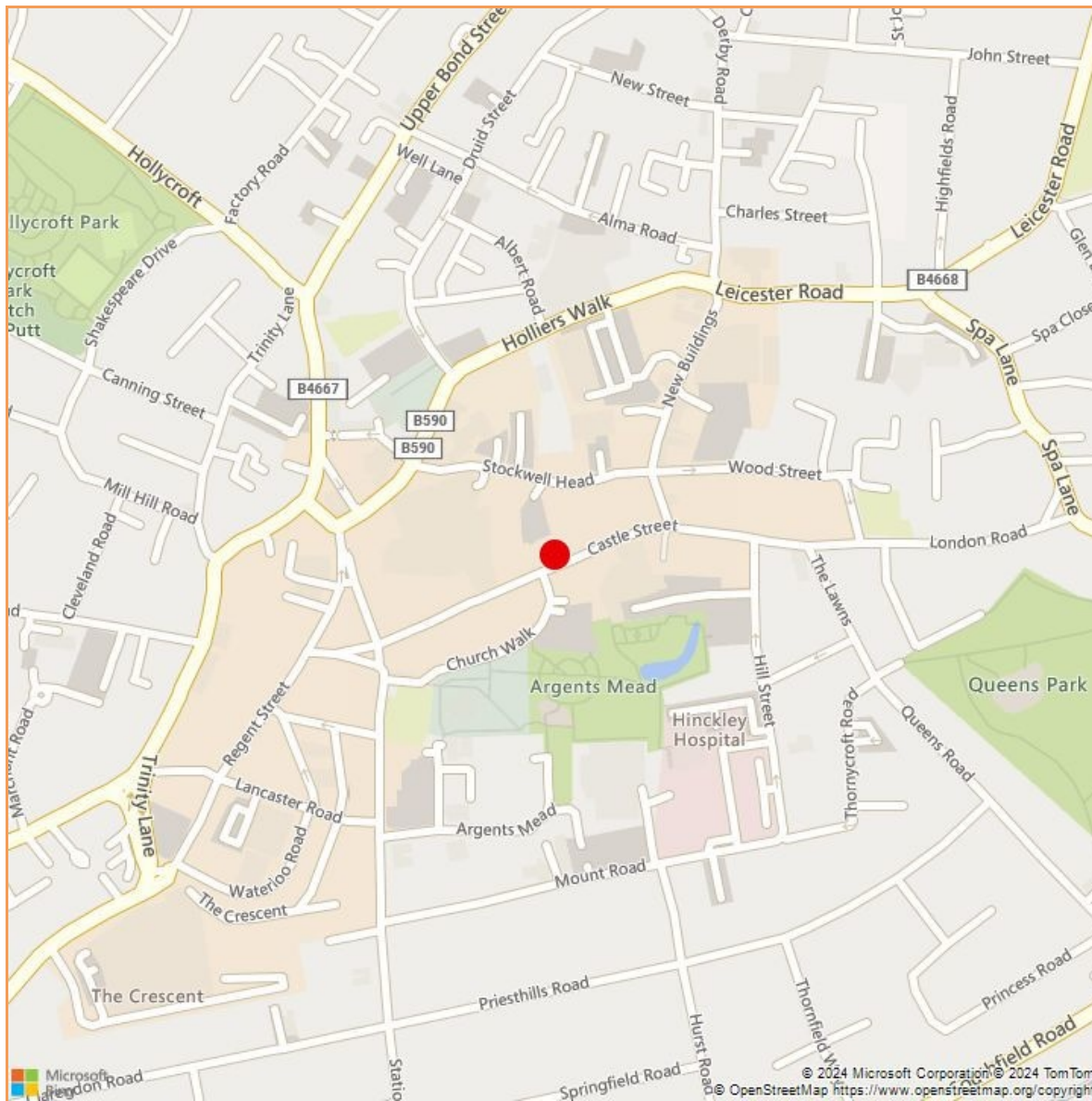
NOTE RE: PLANS

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.





DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.



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