



## FOR SALE / TO LET

PRIME RETAIL UNIT

33 Castle Street,  
Hinckley, LE10 1DA

Located in the prime retail pitch of the  
pedestrianised Castle Street in  
Hinckley



Prominent frontage



Suitable for a variety of uses (STP)



Nearby occupiers include WH Smith,  
B&M Bargains, New Look and Costa  
Coffee



NIA - 2,766 sq ft (257.0 sq m)



## LOCATION

The property is located in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include WH Smith, B&M Bargains, New Look and Costa Coffee.

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 a highly prominent retail premises, together with ancillary accommodation to the rear and above, situated in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include WH Smith, B&M Bargains, New Look and Costa Coffee.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	761	70.7
Ground	Ancillary	567	52.67
First	Front Store	935	86.86
First	Rear Store	209	19.42
Second	Store	294	27.31
NIA Total		2,766 Sq Ft	256.96 Sq M

## SERVICES

We understand that mains electricity, water and drainage are connected to the property.

## BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: £22,250

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

**Sale** - The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of offers over £300,000.

**Rental** - The property is available on a new full repairing and insuring lease at a commencing rental of £18,000 per annum exclusive. As a rental incentive, the first two years rent will be reduced to £12,000 per annum, subject to a minimum 3 year commitment.

## 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](mailto: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.

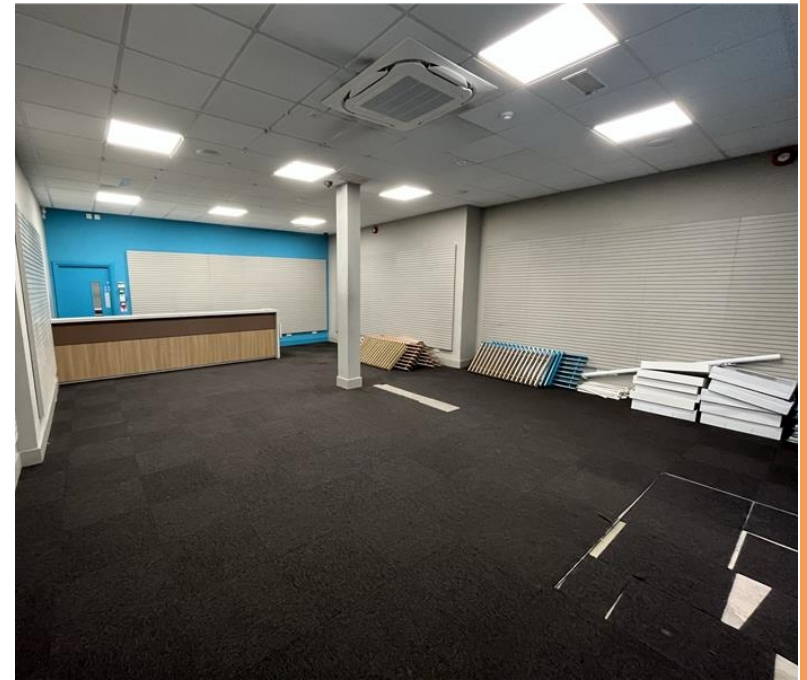
## NOTE RE: PLANS

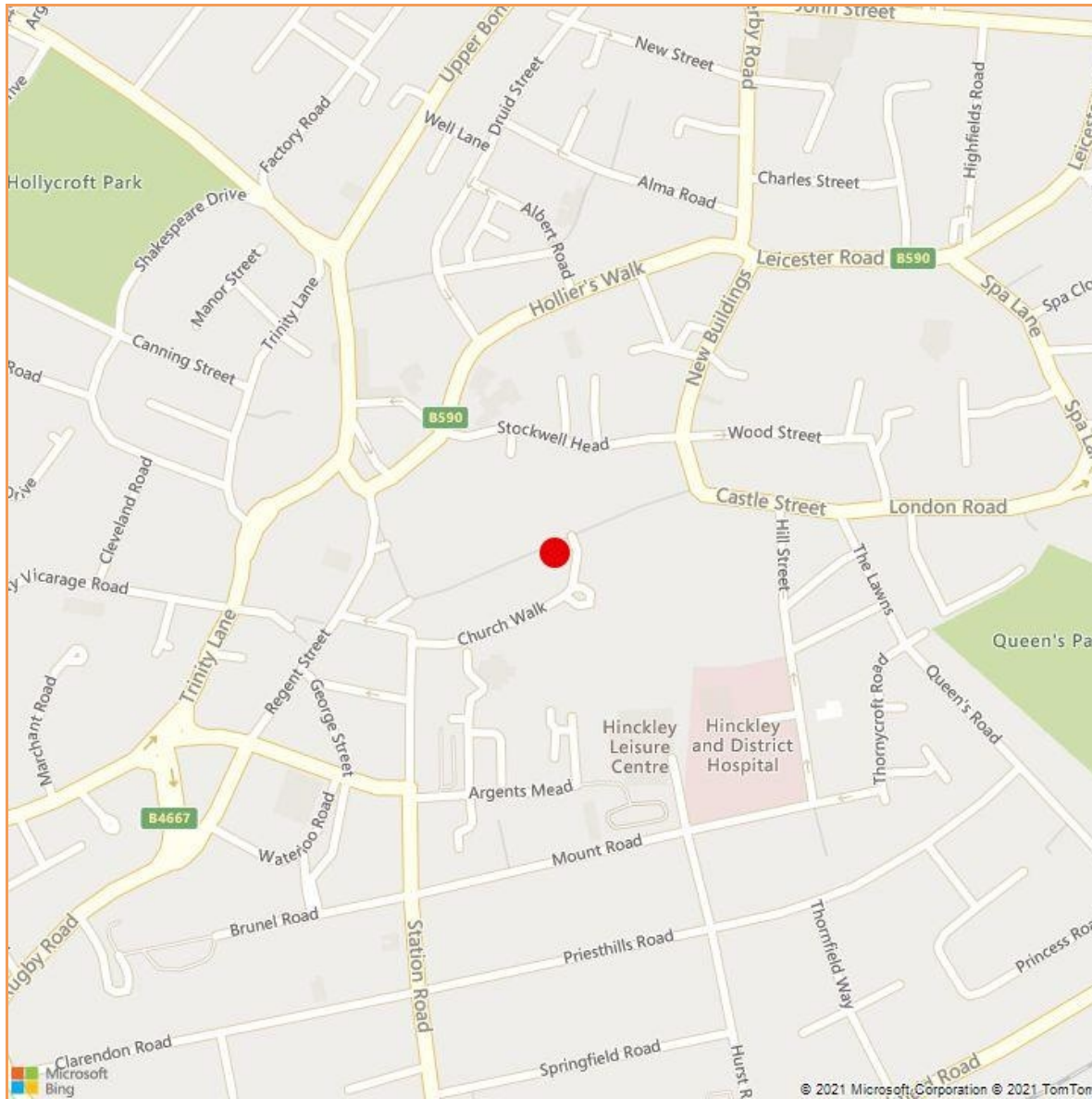
Please note that any plans contained within these particulars are for identification purposes only.

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.







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.



20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
[info@wardsonline.co.uk](mailto:info@wardsonline.co.uk)

[wardsonline.co.uk](http://wardsonline.co.uk)



Ward Surveyors Limited - Registered in England No.4567836