



## TO LET

### COMMERCIAL PROPERTY

Unit 2, 30 High Street,  
Earl Shilton, LE9 7DG

Recently refurbished



Prior approval for a registered nursery  
use granted in 2020



Ofsted registered capacity 33 maximum



Parking for 3 cars



GIA - 1,101 sq ft (102.3 sq m)



## LOCATION

The subject property is situated fronting High Street, Earl Shilton. The surrounding area comprises a mixture of residential and commercial premises. There is a bus stop to the front of the property from which regular services are provided to Hinckley, Leicester, Coventry and Nuneaton.

Earl Shilton is a busy small town adjoining Barwell and lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance.

## DESCRIPTION

The subject property comprises a recently refurbished nursery with reception and WC facilities. There is parking for approximately 3 cars.

Prior approval for a change of use to registered nursery was granted in 2020, reference 19/01378/CTGDO with Hinckley & Bosworth Borough Council. Other uses are possible, subject to planning permission.

We are advised that the Ofsted registered maximum capacity is 33.

## ACCOMMODATION

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

		SQ FT	SQ M
Unit 2	Reception	162	15.05
Unit 2	Kitchen	32	2.97
Unit 2	Nursery	907	84.26
NIA Total		1,101 Sq Ft	102.28 Sq M

## SERVICES

We understand all mains services 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:

Unit 2 - £11,500

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to let on a new internal repairing and insuring lease, for a term to be agreed, at £18,000 per annum exclusive.

## LEGAL COSTS

As is standard the ingoing tenant is to be responsible for the Landlord's legal costs incurred in the grant of the lease.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(52)

## 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

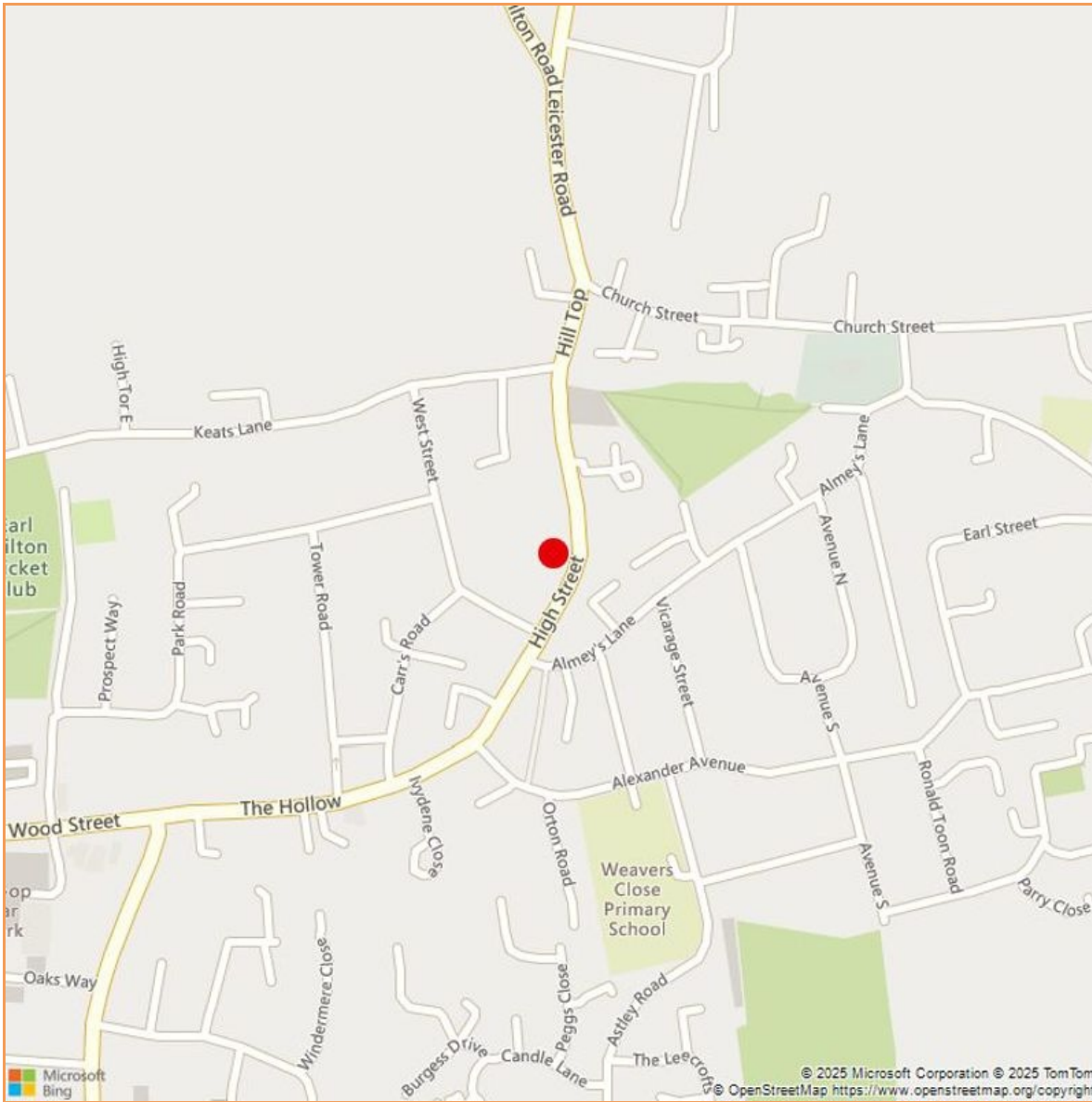
Please note that any plans contained within these particulars are for identification purposes only.

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.







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