



TO LET

TWO STOREY RETAIL PREMISES

39 Castle Street,
Hinckley, LE10 1DA

Prominent location on the main
pedestrianised retail thoroughfare of
Castle Street in Hinckley



Prominent frontage with landmark
curved corner window



Air conditioning to ground floor



Suitable for a variety of uses (STP)



NIA - 723 sq ft (67.1 sq m)



LOCATION

The subject property is located in a prominent position on the pedestrianised section of Castle Street in Hinckley town centre, being on the corner of Castle Street and Church Walk. Castle Street is the main retailing area in Hinckley town centre and Church Walk provides access to a pay and display car park and Argents Mead Park.

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 mid terrace two storey retail premises, with painted blockwork elevations, surmounted by a flat roofing system. The property benefits from a landmark curved corner window on the corner of Church Walk and Castle Street, whilst the main retail frontage is onto Castle Street.

To the ground floor, there is a retail sales area and understairs storage. To the first floor, there is a showroom, kitchen and WC facilities.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Sales Area	366	34
Ground	Store	10	0.93
First	Showroom	270	25.08
First	Kitchen/Staffing	76	7.06
NIA Total		723 Sq Ft	67.17 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is provided by way of electric heaters and there is air conditioning to the ground floor.

BUSINESS RATES

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

Rateable Value: £10,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let, on a new full repairing and insuring lease, at a commencing rental of £12,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs of £300 incurred in the grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(114)

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.

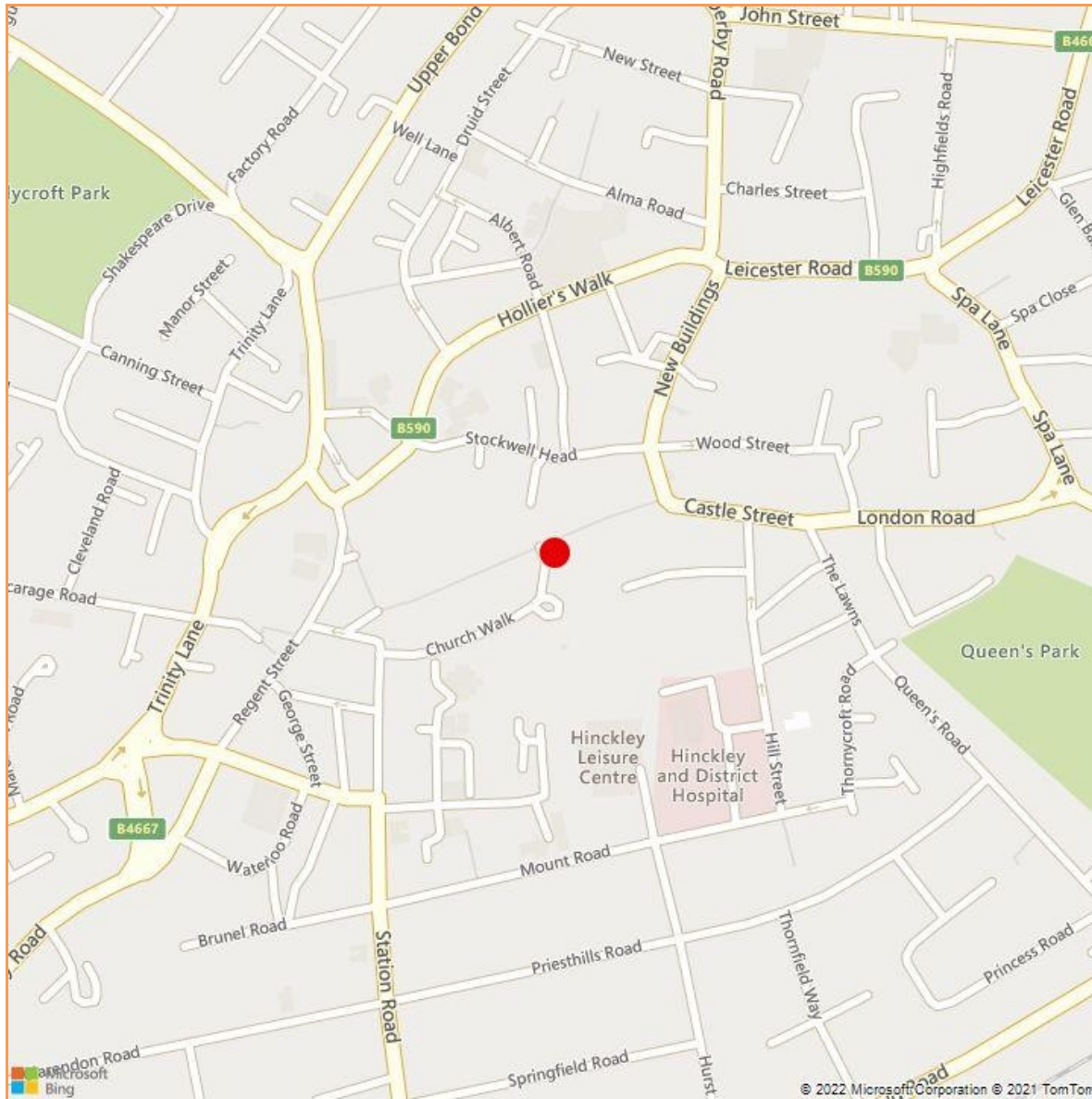
NOTE RE: PLANS

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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