



TO LET

GROUND FLOOR RETAIL UNIT

56 High Street,
Barwell, LE9 8DR

Central village location



Basement storage



Free car parking nearby



NIA - 754 sq ft (70 sq m)



LOCATION

The shops are located in the centre of Barwell village, on the High Street being close to town and opposite from the brand new Barwell Medical Centre. There is long term free public car parking within 150 meters together with short term on street parking further along High Street. Nearby road communications include the A47 and A447 leading to Leicester and the A5.

Barwell is a village lying approximately 2 ¾ miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to junction 21 of the M1 at Leicester.

DESCRIPTION

The subject property comprises ground floor retail premises with store and WC facilities, there is also a basement for storage.

The property benefits from a suspended ceiling with LED lighting and laminate flooring.

ACCOMMODATION

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

| | | SQ FT | SQ M |
|-----------|--------|-----------|------------|
| Ground | Retail | 451 | 41.9 |
| Ground | Store | 91 | 8.45 |
| Basement | Store | 212 | 19.69 |
| NIA Total | | 754 Sq Ft | 70.05 Sq M |

SERVICES

We understand mains electricity, drainage and water are available to the building.

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: £5,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on new internal repairing and insuring lease, for a term to be agreed, at a commencing rental of £6,000 per annum exclusive.

LEGAL COSTS

As is standard, the incoming tenant will be responsible for the landlords reasonable legal fees incurred in the grant of a new lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(78)

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.

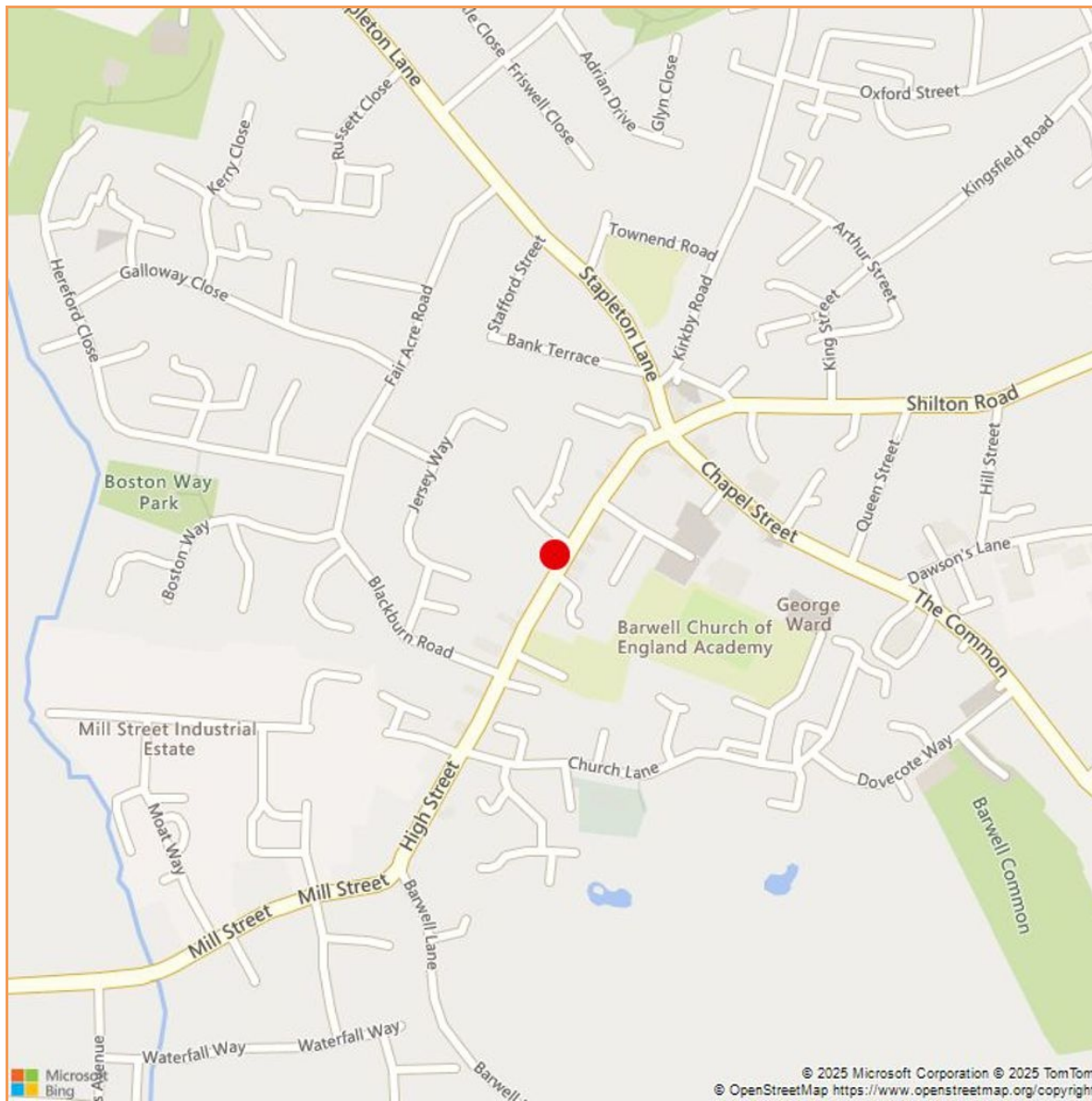
NOTE RE: PLANS

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

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836

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.