



TO LET

GROUND FLOOR RETAIL UNIT

45 Regent Street,
Hinckley, LE10 0BA

Located on busy secondary parade



Town centre position



Kitchen and WC facilities



On street parking to front of property



NIA - 727 sq ft (67.5 sq m)



LOCATION

The subject property is situated fronting on to Regent Street close to the junction of Coventry road in the town centre.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 87,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with junction 1 of the M69, being located on the southeastern fringe of the conurbation approximately 2 miles from the town centre.

DESCRIPTION

The subject property essentially comprises of ground floor retail premises with various changes in level. The property benefits from 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	Retail Sales	245	22.76
Ground	Upper Level	121	11.24
Ground	Top Level	193	17.93
Ground	Office	106	9.85
Ground	Store	62	5.76
NIA Total		727 Sq Ft	67.54 Sq M

SERVICES

We understand mains electricity, water and drainage are connected 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: £9,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let, on a new internal repairing and insuring lease, at a rental of £8,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlords legal fees incurred in the grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(88)

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

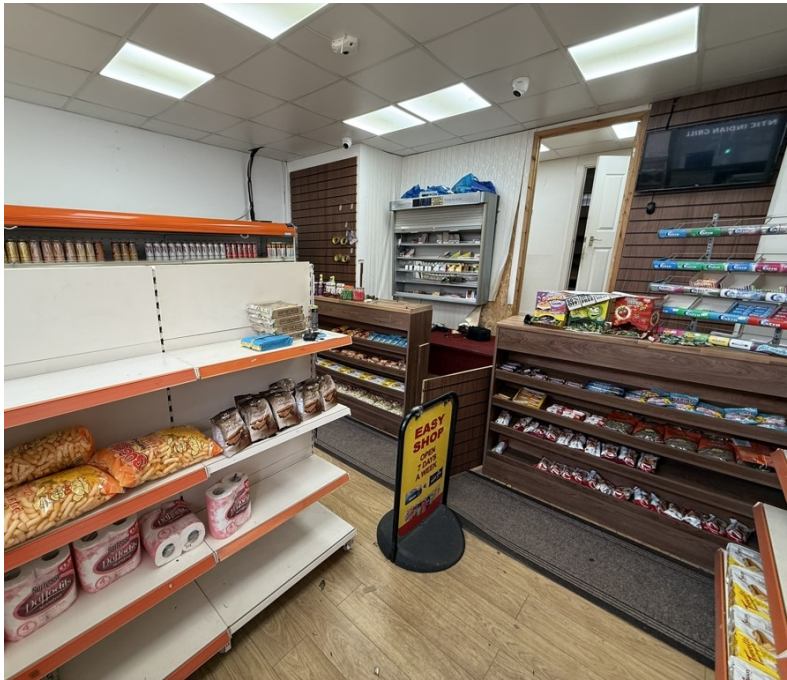
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

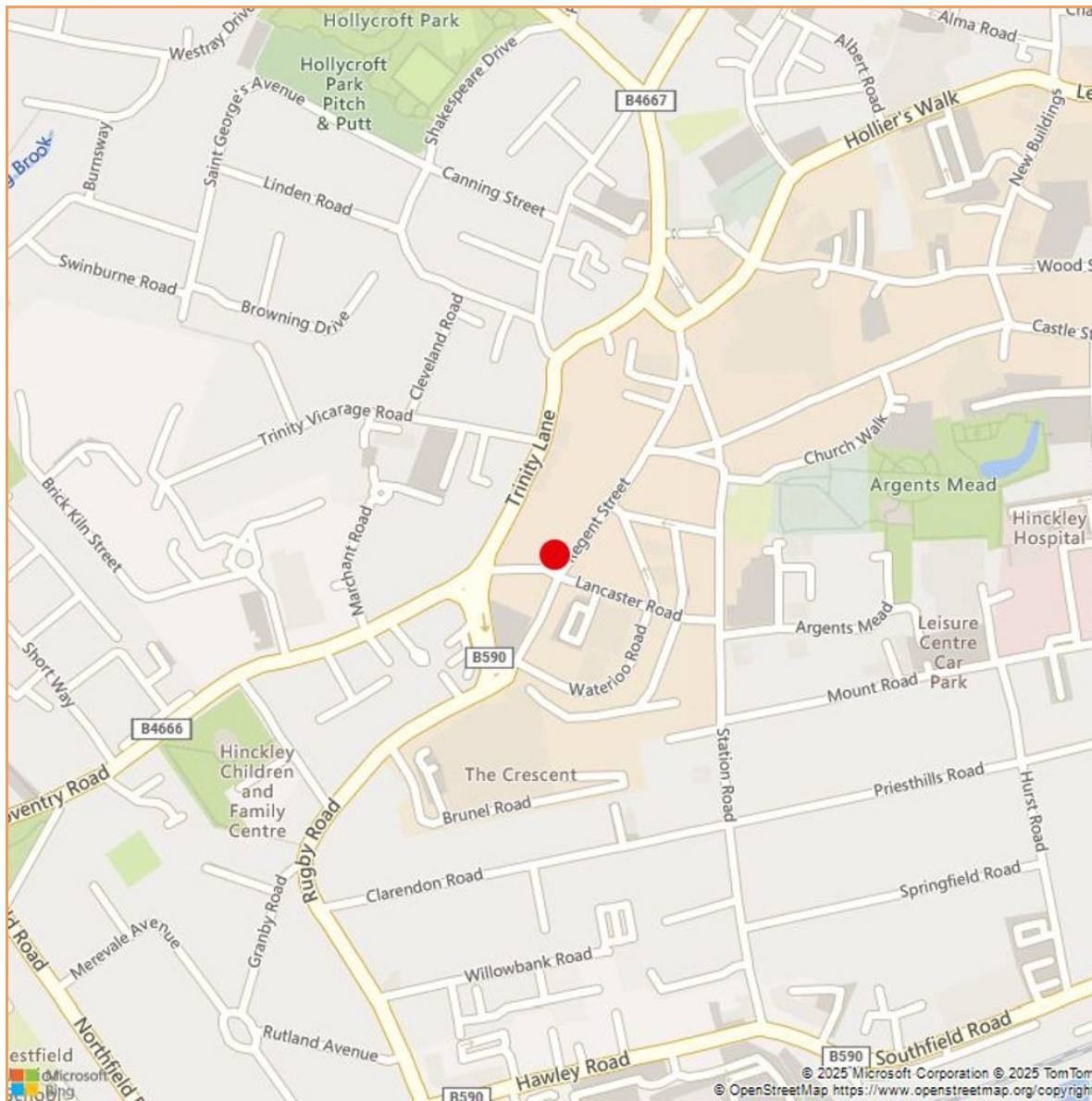
NOTE RE: PLANS

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.





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