



## TO LET

### COMMERCIAL UNIT

12 Waterloo Road,  
Hinckley, LE10 0QJ

Planning permission for Commercial  
Use Class E and Sui Generis



Rental Incentives Available



Adjacent to Hinckley's flagship retail &  
leisure scheme, The Crescent



Car parking available nearby



NIA - 1,314 sq ft (122 sq m)



## LOCATION

The property is located on Waterloo Road in Hinckley, adjacent to Hinckley's flagship retail/leisure scheme 'The Crescent'. Adjacent occupiers include Iceland, Sainsbury's and TK Maxx. The property is in close proximity to the town's main bus station. Hinckley railway station is approximately 0.25 miles away and offers regular services to Birmingham New Street and Leicester.

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.

## DESCRIPTION

The subject property comprises a prominent mid-terraced single storey retail premises in close proximity to Hinckley's flagship retail/leisure scheme 'The Crescent'. The property has most recently been used as a restaurant and bar and comprises a mixture of sales areas, with ancillary kitchen, stores and WC facilities.

We are advised that the property benefits from planning permission for Commercial Use Class E and Sui Generis (Hot Food Takeaway & Public House).

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Sales	840	78.04
Ground	Kitchen	96	8.92
Ground	Ancillary	378	35.12
NIA Total		1,314 Sq Ft	122.07 Sq M

## SERVICES

We understand that mains electricity, water and drainage are connected to the 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: £11,750

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available on effective full repairing and insuring terms (by way of service charge), for a term of years to be agreed, at a commencing rental of £16,800 per annum exclusive.

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating - E(108)

## 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.

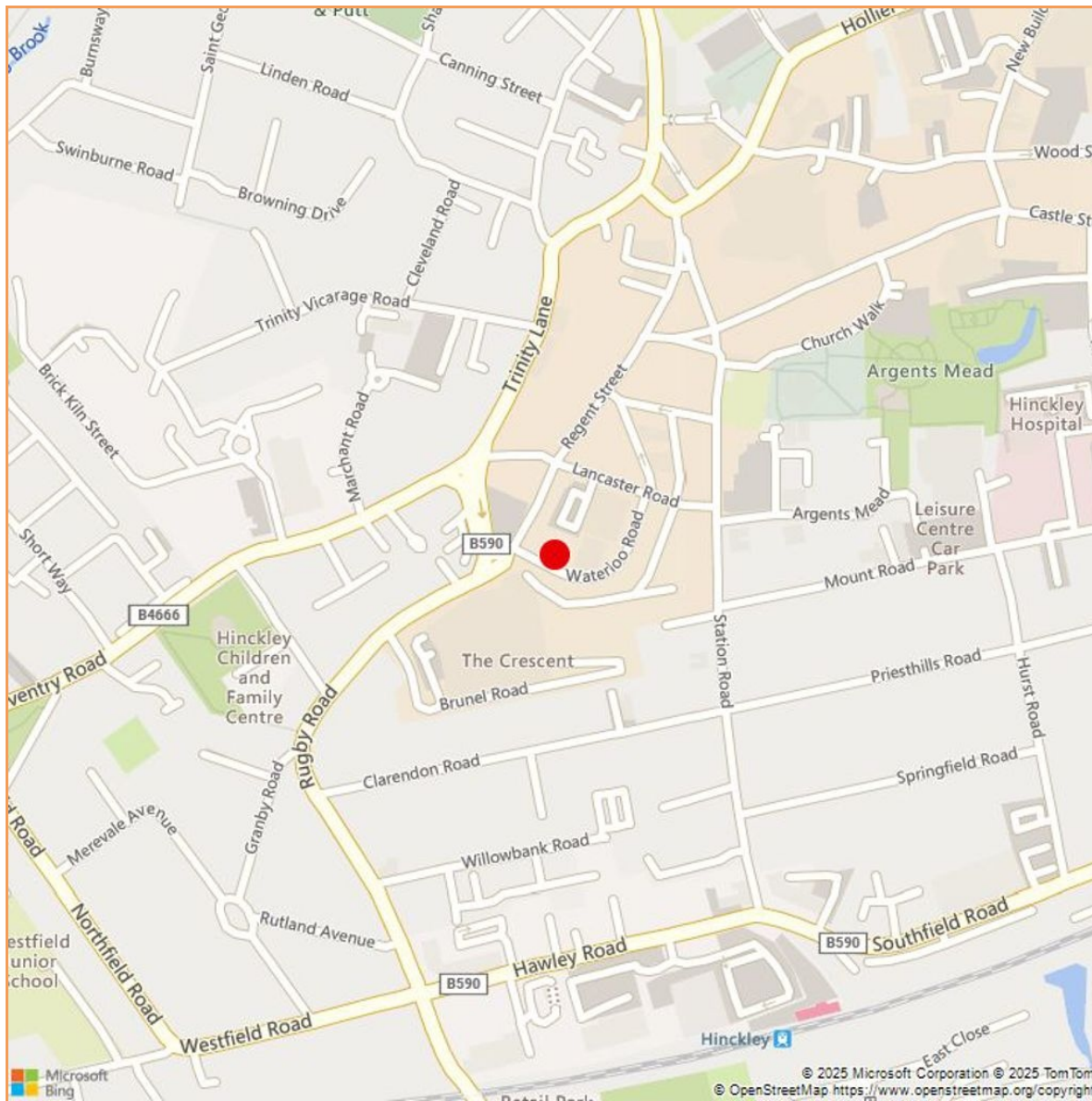
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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.









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.