



TO LET

LOCK UP SHOP

63 Castle Street,
Hinckley, LE10 1DA

Prominent location on Castle Street



Roller security shutter to front



Shared WC facilities



Flexible terms



NIA - 446 sq ft (41 sq m)



LOCATION

The subject property is located in a prominent position on the pedestrianised section of Castle Street in Hinckley town centre, close to the junction with the non-pedestrianised section of the street. Nearby occupiers include Jaspers of Hinckley furniture shop, Air Ambulance charity shop and Johnsons & The Lingerie Company. Both on-street and pay and display car parking is available nearby.

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 a ground floor lock up shop fronting Castle Street. Internally the property benefits from open plan retail area with a double display window. with roller security shutter Toilet facilities are shared within the adjacent building.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	389	36.14
Ground	Store	56	5.2
NIA Total		446 Sq Ft	41.43 Sq M

SERVICES

We understand mains electricity is 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:

Rateable Value: £7,700

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let by way of an underlease based on internal repairing and insuring terms for a term to be agreed, at a commencing rental of £9,000 per annum exclusive. The underlease will be drawn outside the security provisions of the Landlord & Tenant Act 1954.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Rating - D(93)

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.

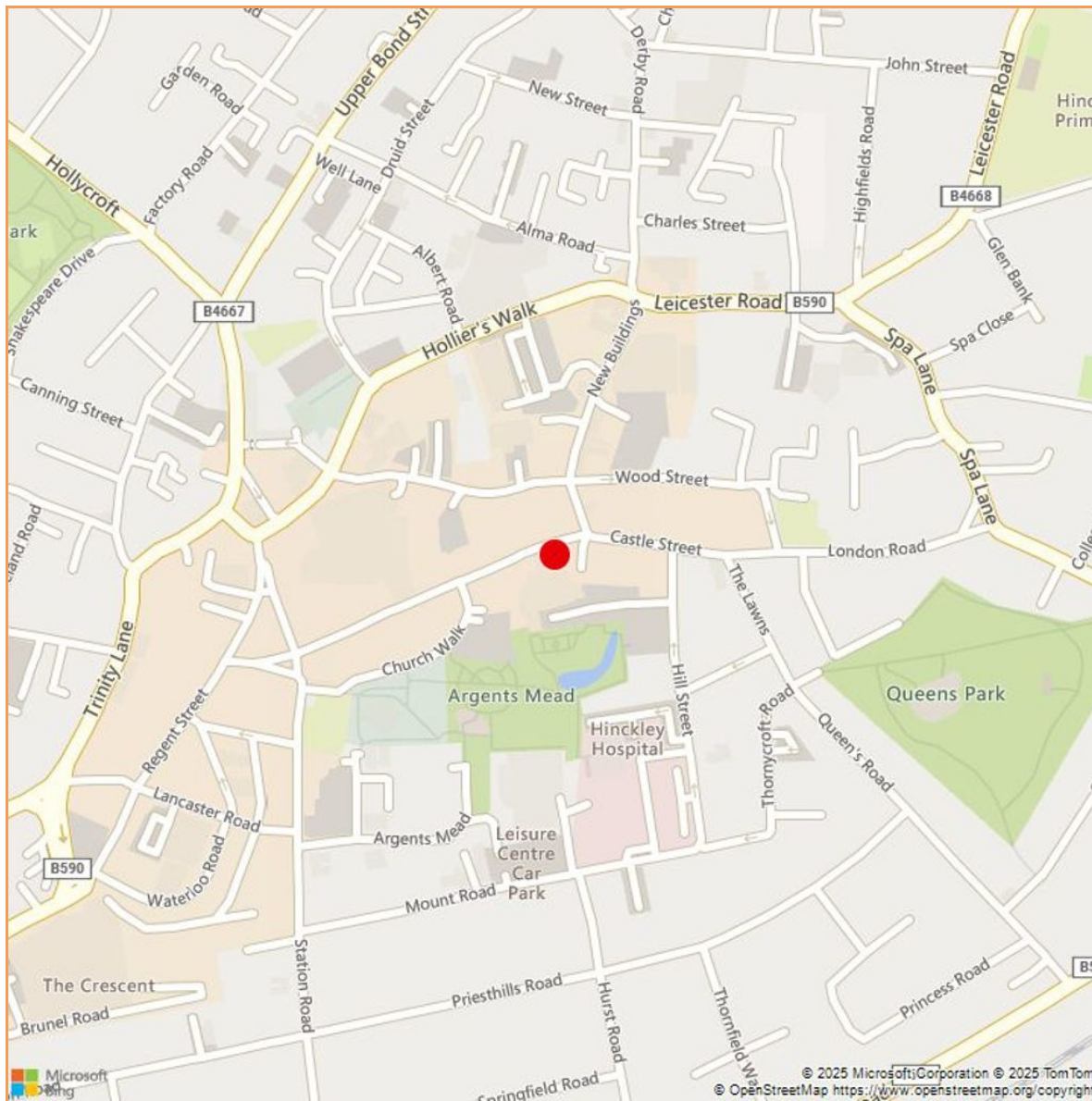
NOTE RE: PLANS

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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