



TO LET

GROUND FLOOR OFFICE

66 High Street,
Barwell, LE9 8DR

Central village location



Air conditioning



Perimeter trunking



Free car parking nearby



NIA - 640 sq ft (59 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 office premises in the centre of Barwell village.

The accommodation comprises two open plan offices, an executive office, kitchen and WC facilities. Externally, there is a rear/yard garden area.

The property benefits from perimeter trunking, LED lighting and majority UPVC double glazing. The existing office furniture may be available by way of separate negotiation.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office 1	112	10.4
Ground	Office 2	163	15.14
Ground	Office 3	243	22.57
Ground	Kitchen	54	5.02
Ground	Store	68	6.32
NIA Total		640 Sq Ft	59.46 Sq M

SERVICES

We understand mains gas, electricity, drainage and water are available to the building. Heating is by way of gas fired central heating and additionally there is air conditioning to the front office.

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: £6,200

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new effective full repairing and insuring lease (by way of service charge) for a term to be agreed at a commencing rental of £7,200 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

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.

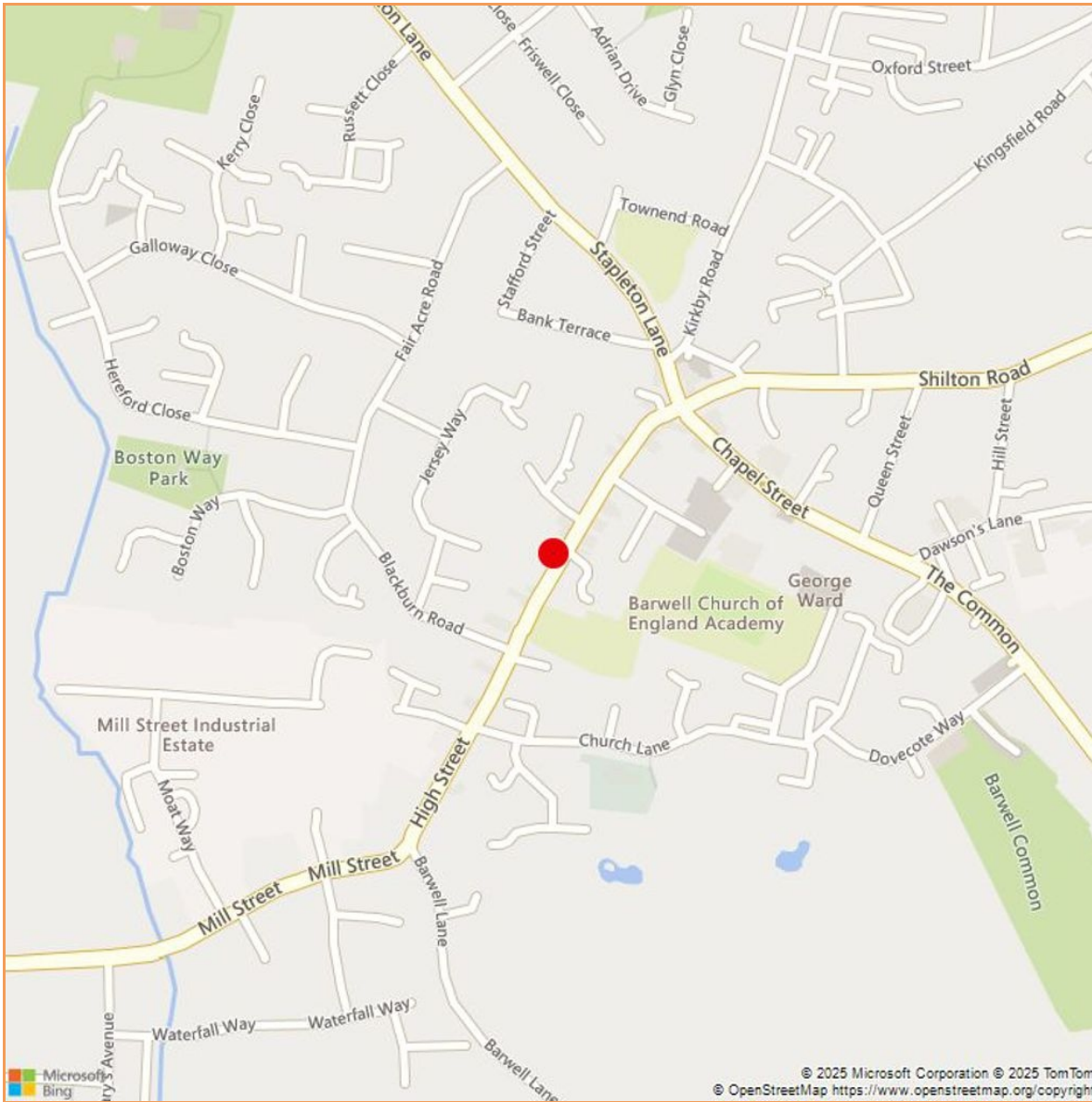
NOTE RE: PLANS

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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