



TO LET

RETAIL UNIT

47 Atkins Way,
Burbage, LE10 2PH

Situated in a popular neighborhood
parade



Rear yard area



Car parking to the front elevation



Suitable for a variety of uses (STP)



NIA - 506 sq ft (47.0 sq m)



LOCATION

The subject properties are located in a parade of suburban retail units, with residential flats above, on Atkins Way, a predominantly residential location within the village of Burbage. Adjacent occupiers include Jade Wok Chinese takeaway, Charlotte's Beauty, Geezers Barber and Atkins Way Store. The Woolcomber public house is located directly opposite the parade.

Burbage is a popular residential village effectively forming a suburb of the conurbation of Hinckley to its south eastern fringe. 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 ground floor retail unit situated in a popular neighborhood parade.

The accommodation comprises a retail sales area, with ancillary storeroom and WC facilities.

Externally, there is car parking to the front elevation and a yard area to the rear.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	369	34.28
Ground	Stores	137	12.73
NIA Total		506 Sq Ft	47.01 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of storage heaters.

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: £6,600
THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available by way of assignment of an existing effective full repairing and insuring lease (by way of service charge), at a passing rental of £7,200 per annum exclusive, for a term of 10 years from 1 May 2024. Break date 1 May 2029. Rent reviews 1 May 2027, 1 May 2030 and 1 May 2033. Alternatively, a lease of longer duration may be available directly from the Landlord.

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 - D(100)

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.

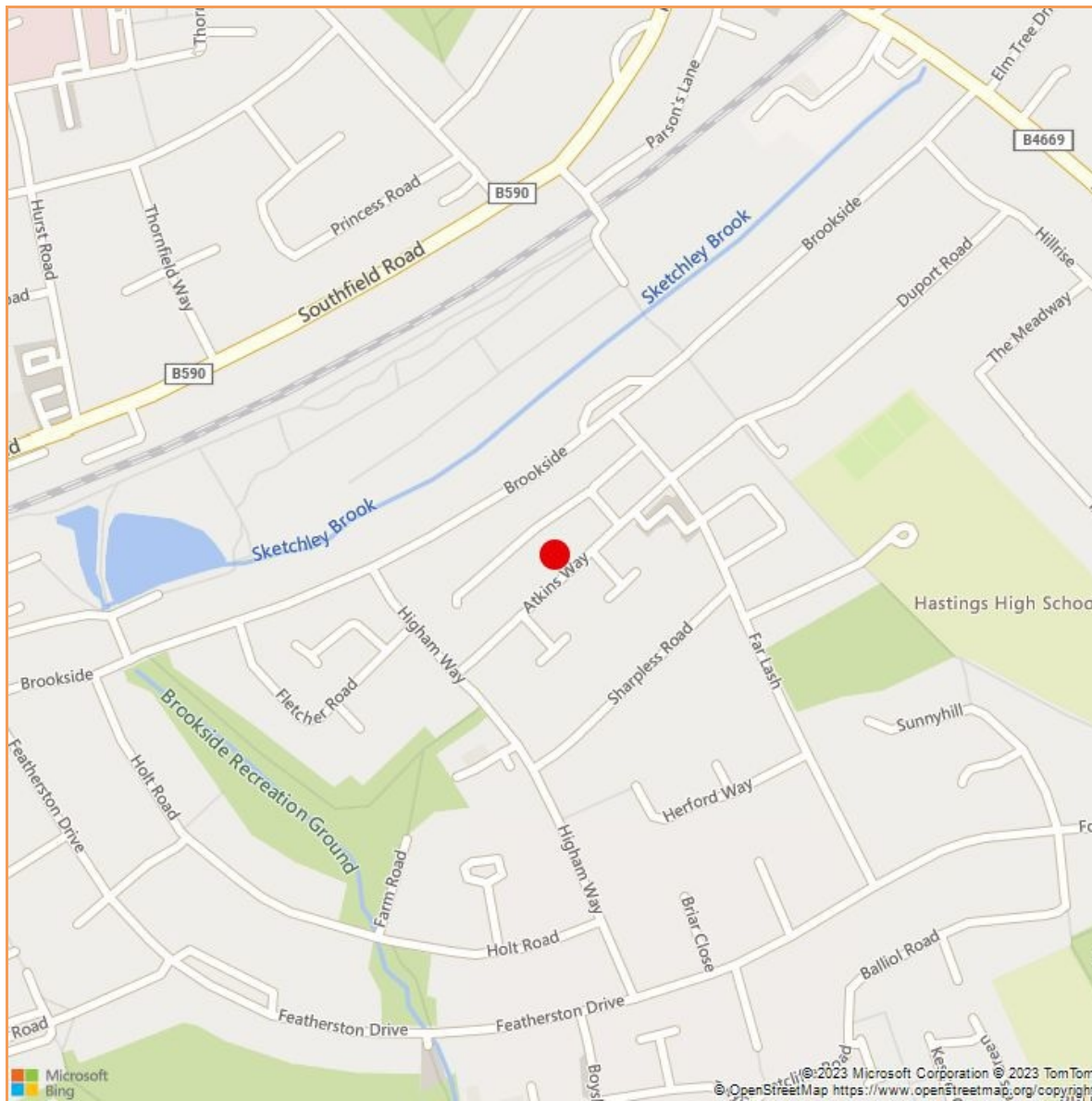
NOTE RE: PLANS

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.





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.



20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836