



TO LET

TWO STOREY RETAIL PREMISES

39 Castle Street,
Hinckley, LE10 1DA

Prominent location on the main
pedestrianised retail thoroughfare of
Castle Street in Hinckley



Prominent frontage with landmark
curved corner window



Fully refurbished throughout



Air conditioning



NIA - 723 sq ft (67.1 sq m)



LOCATION

The subject property is located in a prominent position on the pedestrianised section of Castle Street in Hinckley town centre, being on the corner of Castle Street and Church Walk. Castle Street is the main retailing area in Hinckley town centre and Church Walk provides access to a pay and display car park and Argents Mead Park.

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 comprehensively refurbished corner retail unit on Castle Street in Hinckley town centre. The property benefits from a landmark corner two storey glazed curved display window.

Internally, the property has been fully refurbished and benefits from new carpets, redecoration throughout, LED lighting and air conditioning to both floors.

Externally, the property benefits from a new roof with additional insulation installed as part of the external renovation works.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Sales Area	366	34
Ground	Store	10	0.93
First	Showroom	270	25.08
First	Kitchen/Staffing	76	7.06
NIA Total		723 Sq Ft	67.17 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating and cooling is provided by way of air conditioning.

BUSINESS RATES

As a result of web enquiry only, we understand that the entries appearing in the Rating List of Hinckley & Bosworth Borough Council are:

Rateable Value: £10,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let, on a new full repairing and insuring lease, at a commencing rental of £12,000 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(114)

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.

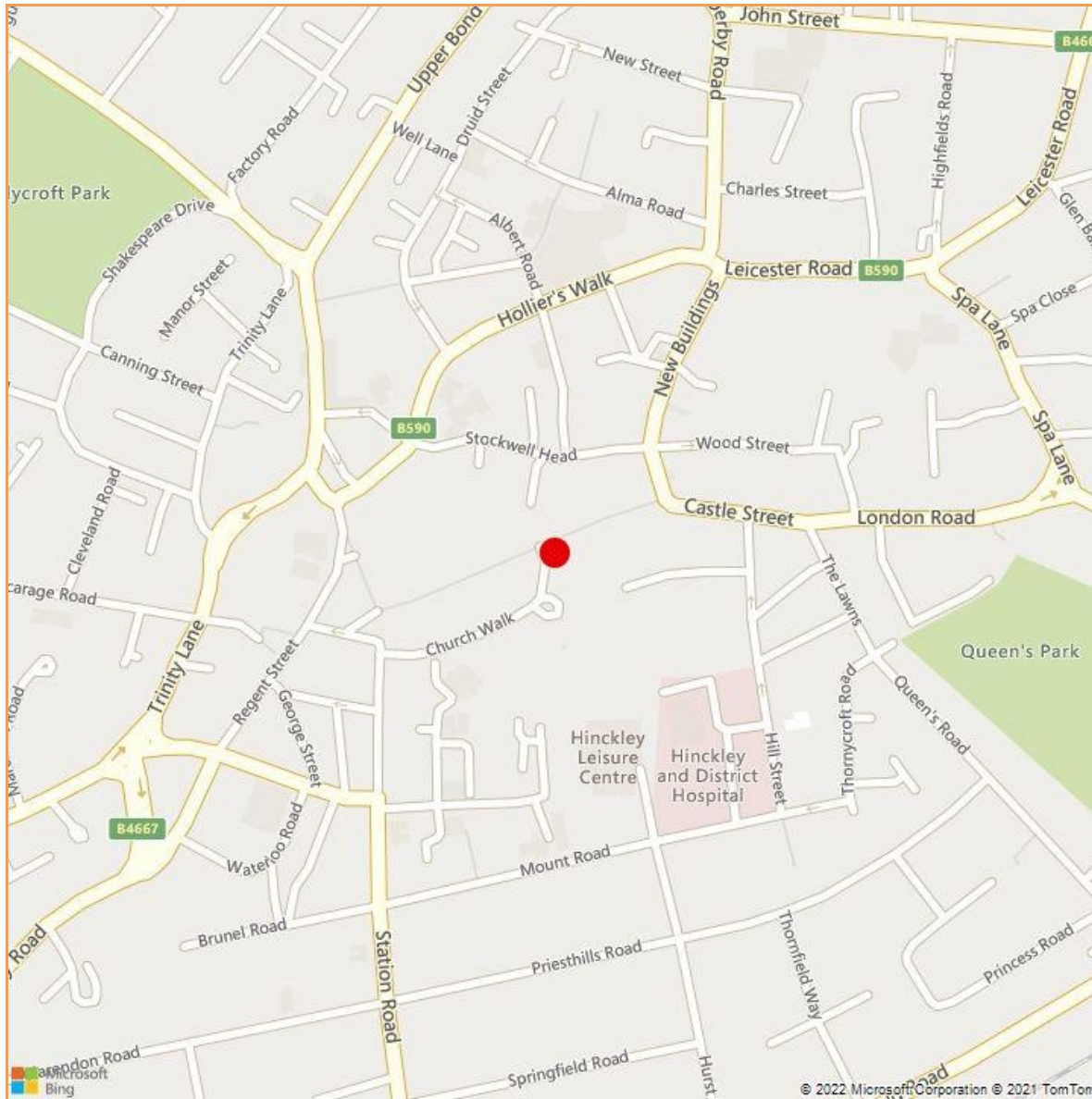
NOTE RE: PLANS

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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