



## FOR SALE

TATTOO STUDIO WITH FLAT ABOVE

29 Regent Street,  
Hinckley, LE10 0BA

Ground floor sold with vacant  
possession



First floor flat passing rent £400 pcm



Popular town centre location



Air conditioning to ground floor



NIA - 1,022 sq ft (94.9 sq m)



## LOCATION

The property is located on Regent Street, a secondary parade within Hinckley town centre. The surrounding area comprises predominantly retail/leisure uses, with adjacent occupiers including a variety of independent retailers.

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 property comprises a lock-up tattoo studio with one bedroom flat above located in a prominent position on Regent Street in Hinckley town centre.

The ground floor commercial unit benefits from air conditioning, prominent window displays, together with a suspended ceiling, spot lighting and an alarm system.

To the first floor, there is a one bedroom flat briefly comprising: Kitchen/Living Room, Bedroom and Bathroom. The flat benefits from gas fired central heating and UPVC double glazing.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Sales Area	273	25.36
Ground	Kitchen	75	6.97
Ground	Office	57	5.3
Basement	Store	123	11.43
First	Residential	494	45.89
NIA Total		1,022 Sq Ft	94.94 Sq M

## SERVICES

We understand that mains gas, electricity, water and drainage are connected to the property.

To the commercial parts, heating and cooling to the sales area is by way of an air conditioning unit. To the first floor flat, there is a gas fired central heating system.

## PLANNING

We understand the retail unit was granted planning permission for use as a Tattoo Parlour (sui generis) in December 2020.

## BUSINESS RATES

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

Rateable Value: £6,600 from 1 April 2026  
Council Tax Band: Unavailable

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The Freehold interest in the subject property is available at an asking price of £165,000.

The ground floor will be sold with vacant possession. The first floor will be sold subject to the occupational agreement in place which we are advised is an Assured Shorthold Tenancy (AST) at a passing rent of £400 per

calendar month for a term of 12 months from 5 January 2026.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Commercial EPC - C(70)  
Residential EPC - E(40)

## 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.

## 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

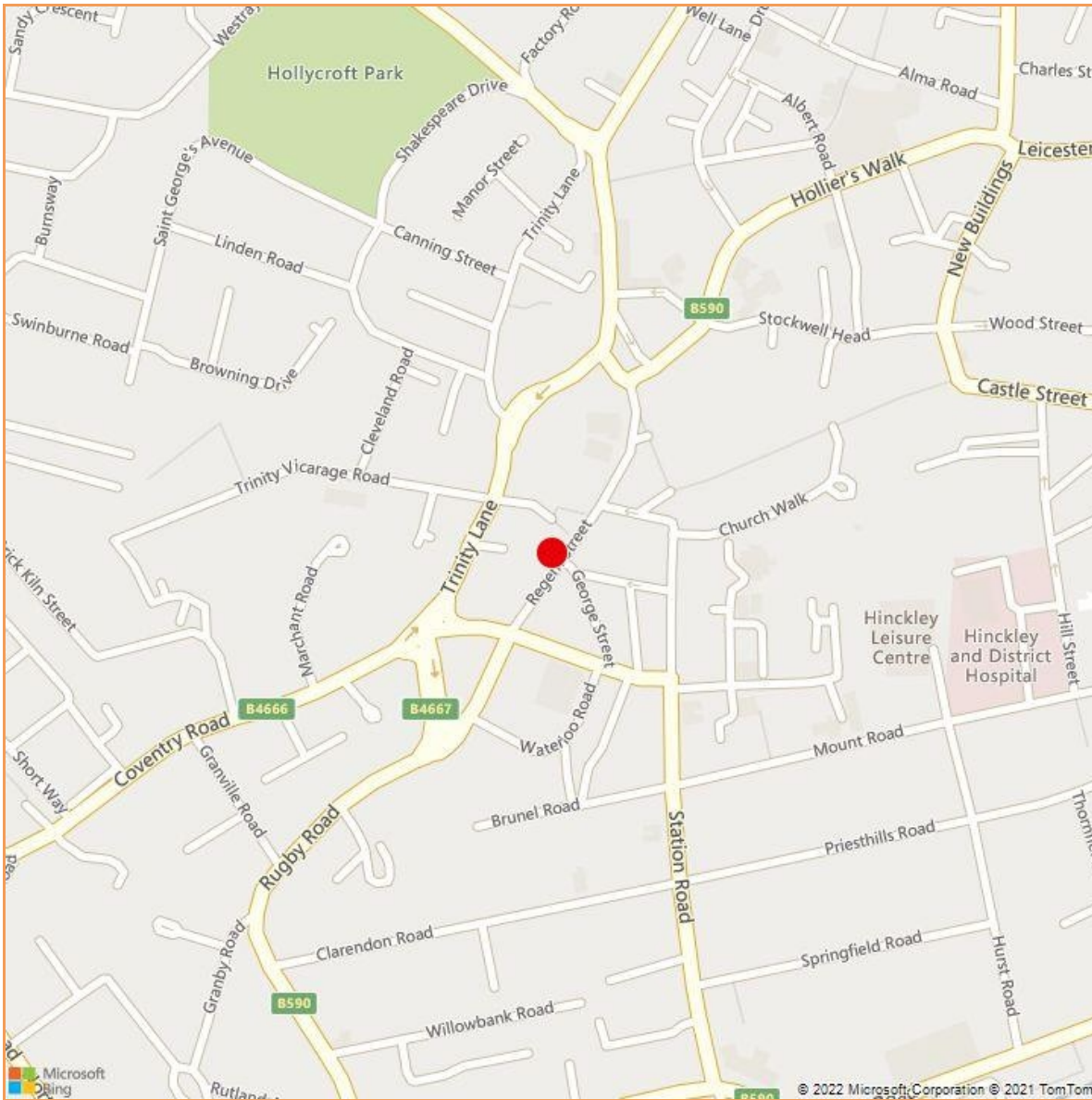
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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.





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