



TO LET

GROUND FLOOR RETAIL UNIT

7 Station Road,
Earl Shilton, LE9 7GH

Located in the popular town of Earl
Shilton



Short term car parking to the front
elevation



Roller shutter security door



Fully refurbished as a cafe in 2025



NIA - 472 sq ft (44 sq m)



LOCATION

The subject property is located fronting onto Station Road in the town centre of the popular town of Earl Shilton. Nearby occupiers include Nationwide Building Society, Earl Shilton Building Society and a variety of independent occupiers.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Barwell.

DESCRIPTION

The subject property comprises a recently refurbished ground floor retail unit in the centre of the popular town of Earl Shilton.

Internally, the property is currently arranged as a cafe (full refurbishment in 2025) with ancillary kitchen and WC facilities. The property benefits from LED lighting and an electric roller security shutter.

Externally, there is on street car parking to the front elevation.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	391	36.32
Ground	Kitchen	80	7.43
NIA Total		472 Sq Ft	43.85 Sq M

SERVICES

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

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: £6,100

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 £6,000 per annum exclusive, for a term of 5 years from 25 February 2025. Break date 25 February 2027. Stepped rents of £6,900 per annum from 25 February 2027 to 24 February 2029 and £7,200 per annum thereafter. Alternatively, a lease of longer duration may be available directly from the Landlord.

A premium of £15,000 - £20,000 is sought for the contents, equipment, fixtures and fittings. A full schedule is available upon application.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(67)

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.

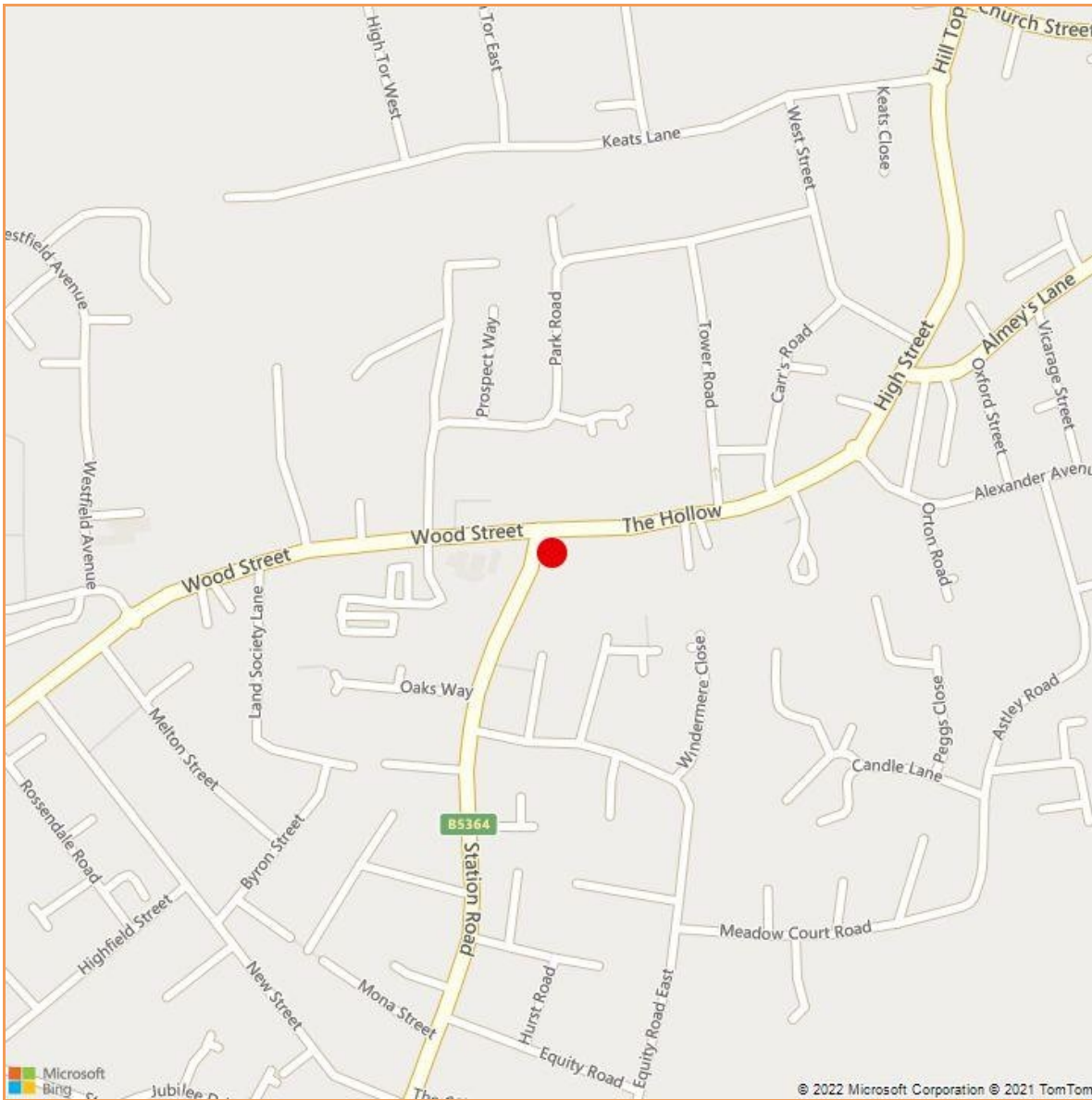
NOTE RE: PLANS

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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