



TO LET

PRIME RETAIL UNIT

Units 10-11 Britannia Centre,
Hinckley, LE10 1RU

Second largest town in Leicestershire



Dominant covered shopping centre in
prime pitch



Attached to the town's principal 272
space shopper's car park



Centre benefits from recent re-
branding and refurbishment



A safe, clean and accessible shopping
centre



LOCATION

Britannia Shopping Centre is situated in a prominent location off Castle Street in the heart of Hinckley town centre. Within the shopping centre there is a large two storey 24-hour NCP car park with direct access into the shopping centre, benefiting from 272 car parking spaces.

Castle Street is the main shopping thoroughfare in Hinckley, with retailers including WHSmith, B&M Bargains, Costa Coffee, Vision Express, Vodafone, Card Factory and Ryman. Hinckley has a town population of 55,000 people and over 107,350 within a 15 minute drive-time. It benefits from an affluent catchment and is a popular commuter town for Birmingham, Leicester and Coventry and has a wealthy, family-orientated demographic.

DESCRIPTION

The Shopping Centre is home to a variety of shops providing everyday goods, leisure, fashion and beauty. There is a range of helpful amenities including free public toilets and free Wi-Fi.

The Centre comprises 16 retail units, totalling 81,928 sq ft, all fronting the central mall concourse. The majority of the units are let on either a long, or short term, basis to tenants including: Poundstretcher, Boots, Greggs, Claire's Accessories, Peacocks and New Look.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	3,073	285.48
First	Stores	1,523	141.49
NIA Total		4,596 Sq Ft	426.97 Sq M

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: £32,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The unit is available to rent, on a new effective full repairing and insuring (by way of service charge) lease at an asking rent of £39,000 per annum exclusive. Long and short term leases will be considered.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(47)

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.

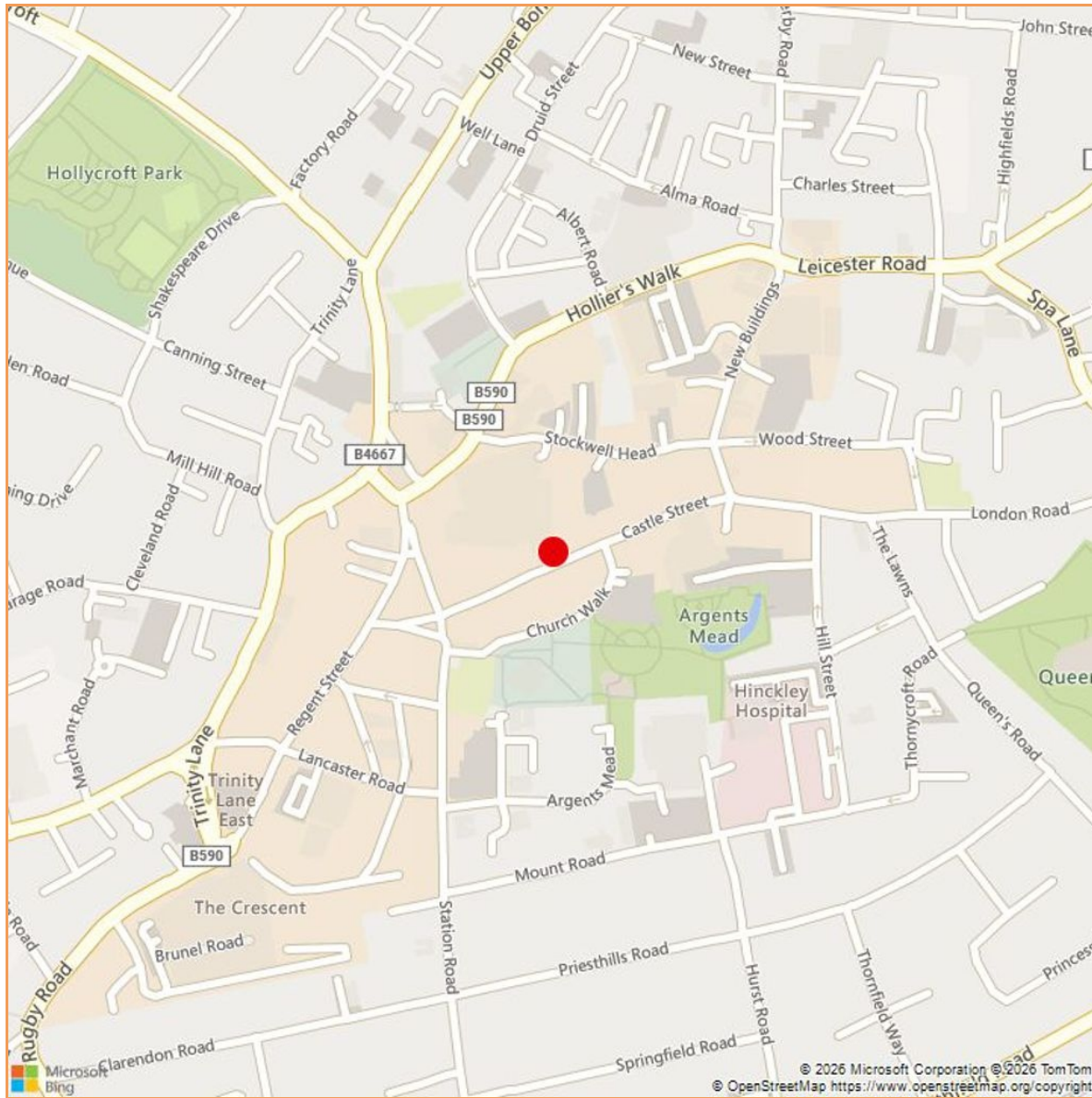
NOTE RE: PLANS

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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