



TO LET
PRIME RETAIL PREMISES

20-22 Castle Street,
Hinckley, LE10 1DB

Located in the prime retail pitch of the
pedestrianised Castle Street in
Hinckley



Prominent frontage with sliding
double doors



Suitable for a variety of uses (STP)



Air conditioning



NIA - 1,020 sq ft (95 sq m)



LOCATION

The property is located in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include Savers, Card Factory, Vision Express and The Works.

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 prime double fronted ground floor retail unit in the heart of Hinckley town centre. The property has most recently been occupied as a bakery but is suitable for other uses (STPP).

The accommodation comprises an open plan retail sales area with ancillary staff room, store and WC facilities. Externally, there is a yard area to the rear.

The property benefits from air conditioning, electric over door heating and panel heaters and suspended ceilings with inset lighting.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	884	82.12
Ground	Staff Room	123	11.43
Ground	Store	14	1.3
NIA Total		1,020 Sq Ft	94.76 Sq M

SERVICES

We understand mains electricity (three phase), water and drainage are connected to the property.

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: £19,750 currently, to be recalculated to remove the upper floors upon occupation

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent on a new effective full repairing and insuring lease (by way of service charge), for a term of years to be agreed, at a commencing rental of £22,000 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(56)

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.

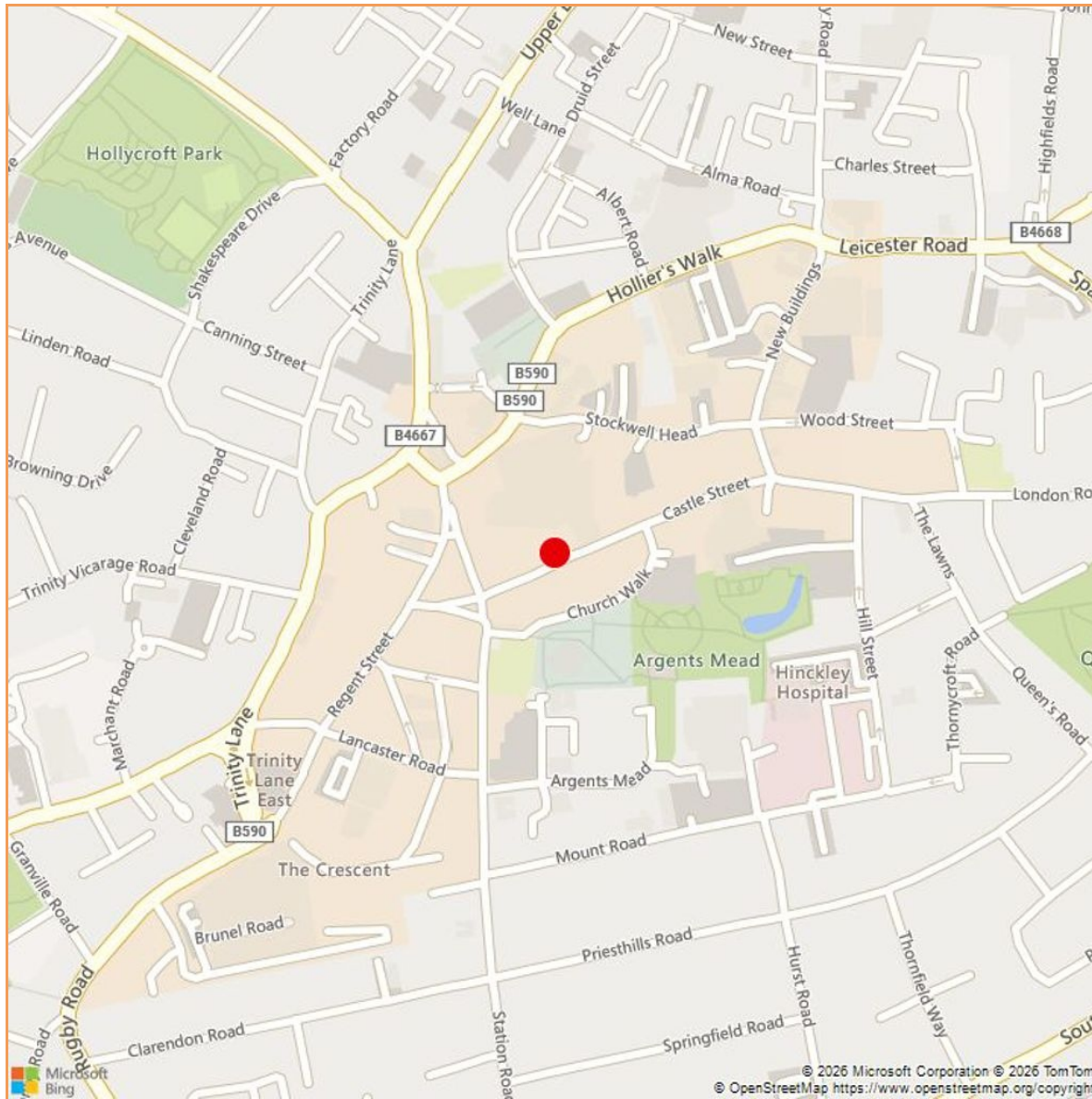
NOTE RE: PLANS

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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