



TO LET
OFFICE PREMISES

13 Windsor Street,
Burbage, LE10 2EE

Sought after village location



Air conditioning



On street car parking to front elevation



Yard area to rear



NIA - 630 sq ft (58.5 sq m)



LOCATION

The property is centrally located within Burbage village in a mixed commercial and residential location opposite a public house and hotel. Burbage forms the southern part of the Hinckley conurbation, specifically lying on the southern side of the railway line which bisects the same.

Burbage is a large village (population - 14,568) lying to the south of the town of Hinckley. Burbage benefits from excellent road communications with the A5/M69 interchange to the south of the conurbation providing access to the M1, M6 and M42 thereafter. Hinckley railway station provides regular commuter services to Leicester and Birmingham New Street.

DESCRIPTION

The subject property essentially comprises of a converted mid-terraced house to form office premises, being constructed of solid brickwork and surmounted by a combination of pitched tiled and flat roofing systems. To the rear of the property is a small yard area.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office	216	20.07
Ground	Kitchen	92	8.55
Ground	WC		
First	Front Office	113	10.5
First	Middle Office	52	4.83
First	Rear Office	157	14.59
NIA Total		630 Sq Ft	58.53 Sq M

SERVICES

All mains services are connected to the subject property. Heating is provided by way of gas fired central heating via panel radiators. The property also benefits from air conditioning.

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: £3,400

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £9,600 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(125)

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.

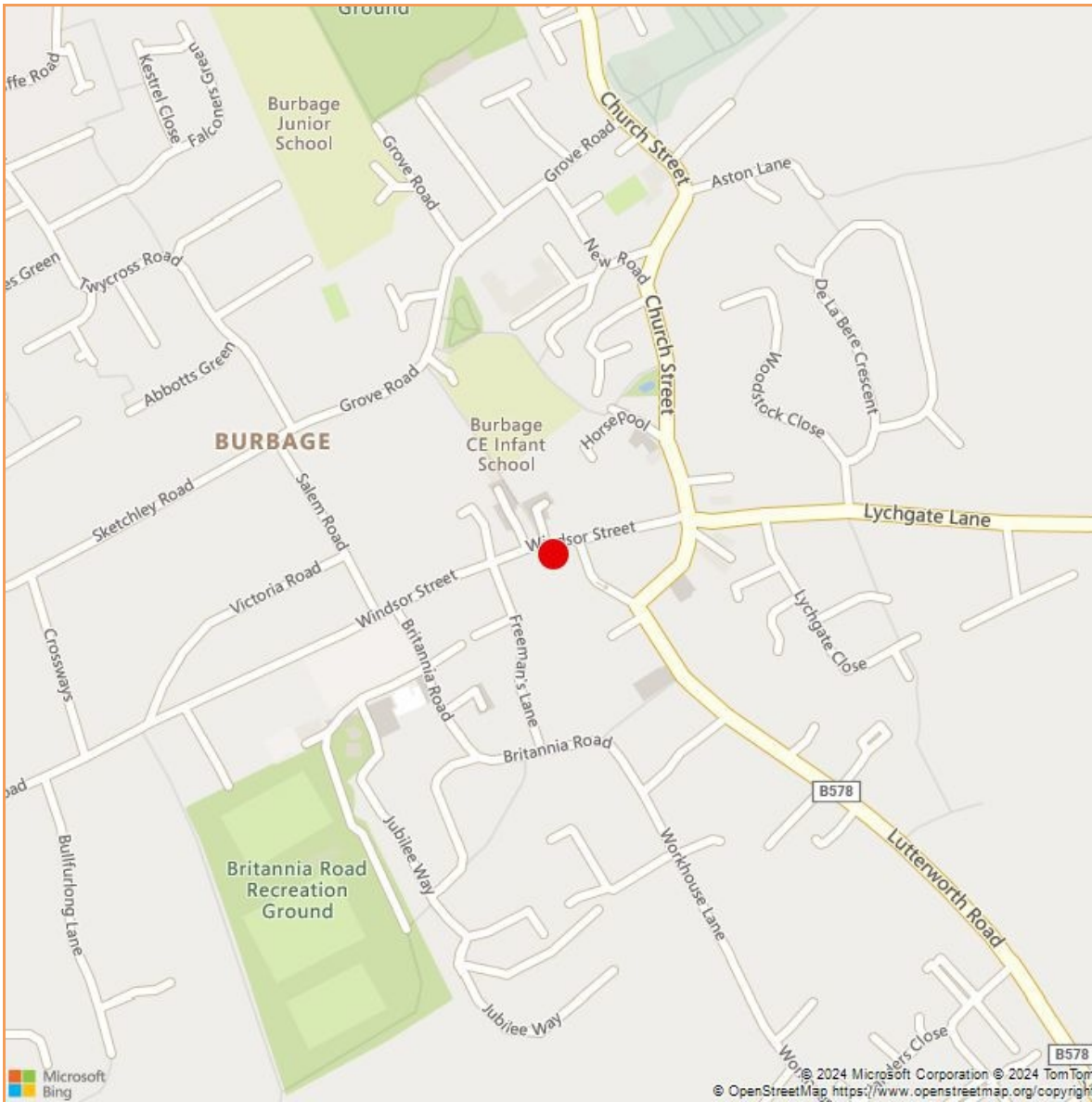
NOTE RE: PLANS

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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