



TO LET

FIRST FLOOR TATTOO STUDIO

First Floor, 5 Stockwell Head,
Hinckley, LE10 1RD

Located at first floor above a popular
barber shop



Other uses considered (STPP)



Located on the fringe of Hinckley town
centre



Pay & display car parking available
nearby



NIA - 179 sq ft (16.6 sq m)



wards
Commercial

LOCATION

The property is located on Stockwell Head, on the fringe of Hinckley town centre, with adjacent occupiers including Jets Barbers, Bikes & Sports, Salon HeBe beauty salon and Elle K hair and beauty.

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 subject property comprises first floor accommodation above a popular barber shop.

The accommodation benefits from WC facilities and planning permission for a tattoo studio use. Other uses may be considered (STPP).

ACCOMMODATION

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

	SQ FT	SQ M
First Floor	179	16.63
NIA Total	179 Sq Ft	16.63 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: to be confirmed

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

The subject property is available to rent, on internal repairing and insuring terms, at £3,000 per annum inclusive of utilities.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(91)

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.

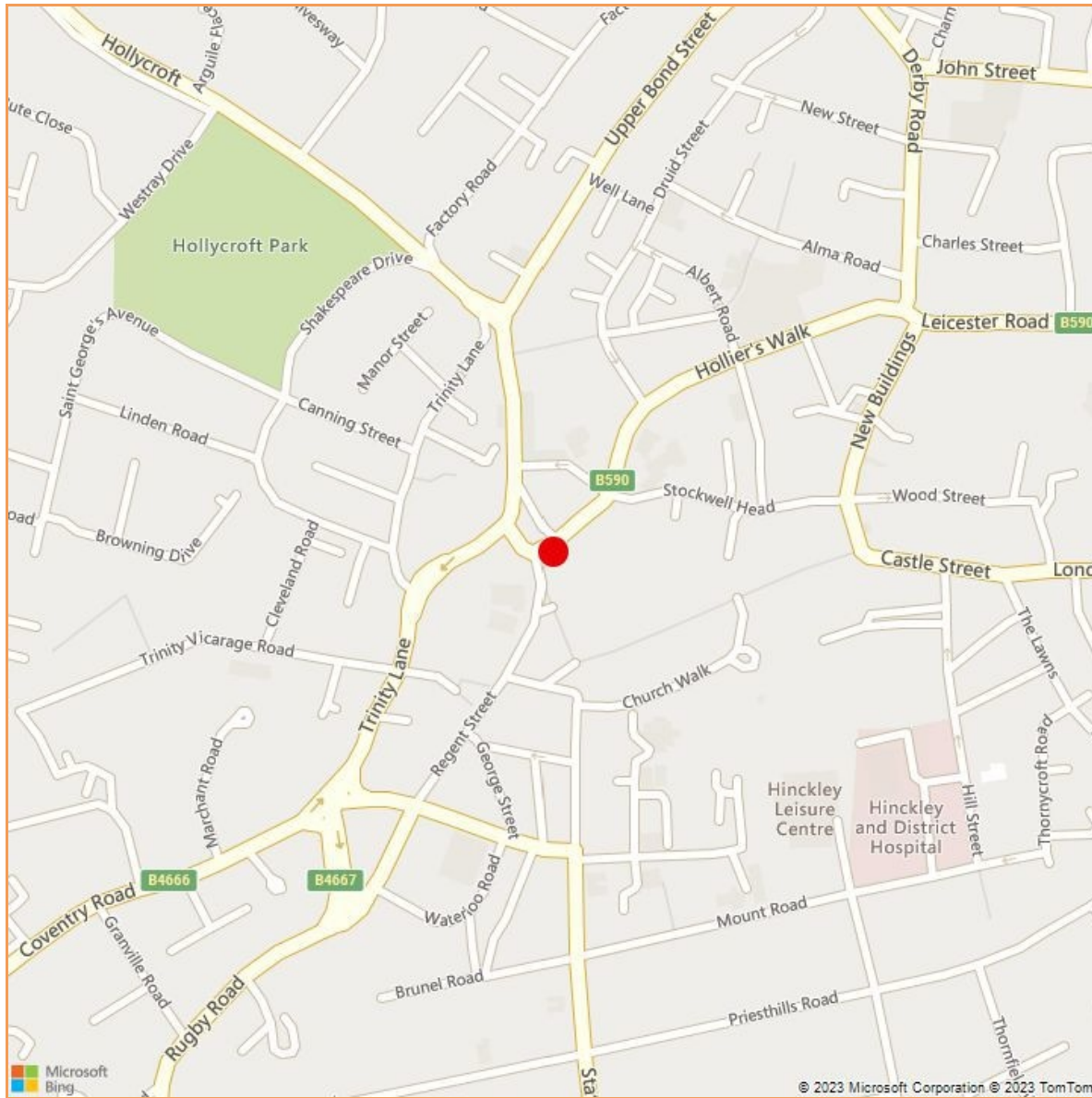
NOTE RE: PLANS

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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