



**TO LET**  
**RETAIL UNIT**

47 Atkins Way,  
Burbage, LE10 2PH

Situated in a popular neighborhood  
parade



Rear yard area



Car parking to the front elevation



Suitable for a variety of uses (STP)



NIA - 506 sq ft (47.0 sq m)



## LOCATION

The subject properties are located in a parade of suburban retail units, with residential flats above, on Atkins Way, a predominantly residential location within the village of Burbage. Adjacent occupiers include Jade Wok Chinese takeaway, Charlotte's Beauty, Geezers Barber and Atkins Way Store. The Woolcomber public house is located directly opposite the parade.

Burbage is a popular residential village effectively forming a suburb of the conurbation of Hinckley to its south eastern fringe. 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.

## DESCRIPTION

The subject property comprises a ground floor retail unit situated in a popular neighborhood parade.

The accommodation comprises a retail sales area, with ancillary storeroom and WC facilities.

Externally, there is car parking to the front elevation and a yard area to the rear.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	369	34.28
Ground	Stores	137	12.73
NIA Total		506 Sq Ft	47.01 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of storage heaters.

## 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: £6,600  
THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent on a new full repairing and insuring lease (by way of service charge), for a term to be agreed, at a commencing rental of £7,200 per annum exclusive.

## 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(100)

## 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.

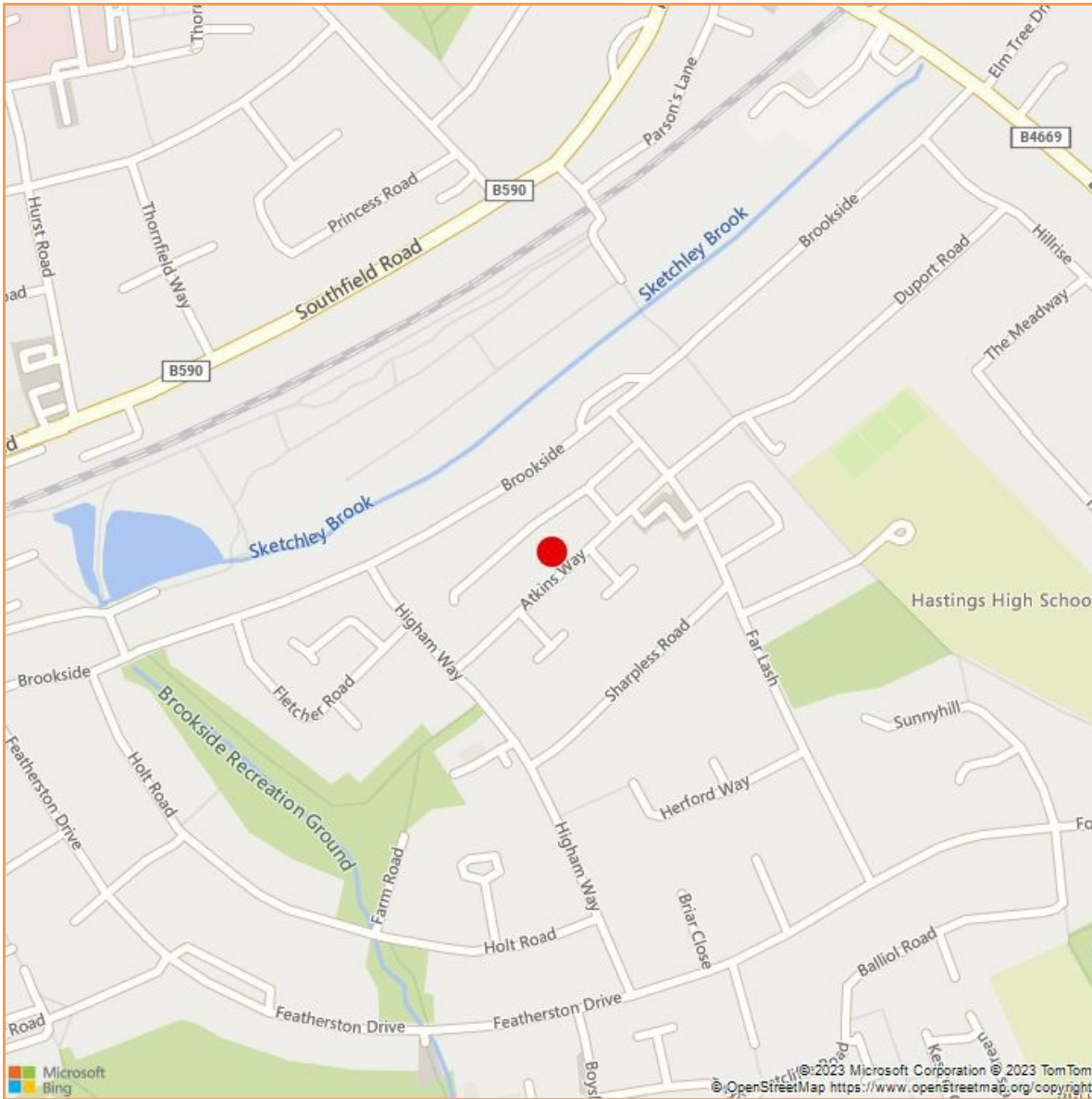
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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](http://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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