



## TO LET

### FIRST FLOOR COMMERCIAL AREAS

First Floor, Abbott House, Trinity Lane, Hinckley, LE10 0BL

Open plan commercial areas



Fringe of town centre position



Suitable for a variety of uses (subject to planning permission)



Gas fired central heating



NIA - 3,018 sq ft (280.4 sq m)



## LOCATION

The property is situated in a prominent location fronting onto Trinity Lane (effectively Hinckley's inner ring road) on the fringe of Hinckley town centre, being opposite a Hammonds Furniture showroom. Blockleys Yard runs down the right hand side of the property which provides access to Regent Court and through to the town centre, approximately 100 yards away.

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 the first floor element of Abbott House, which is three storeys in height. Access to the subject property is via doors to the Blockleys Yard elevation of the property, with stairs up to the first floor. The property benefits from open plan areas with a solid floor and two sets of toilets within the demise. The accommodation is suitable for a variety of purposes (subject to planning).

## ACCOMMODATION

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

	SQ FT	SQ M
First Floor Open Plan Areas	3,018	280.37
NIA Total	3,018 Sq Ft	280.37 Sq M

## SERVICES

We are advised all mains services are connected to or available to the property. Heating is by way of gas fired central heating.

## BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:

Rateable Value: £8,300

THIS IS NOT THE AMOUNT PAYABLE

## LEASE TERMS

The property is available on a new effective full repairing and insuring lease of flexible duration at a commencing rental of £16,000 per annum exclusive. Additionally, the lease will be drawn outside the security provisions of the Landlord & Tenant Act 1954.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(53)

## 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

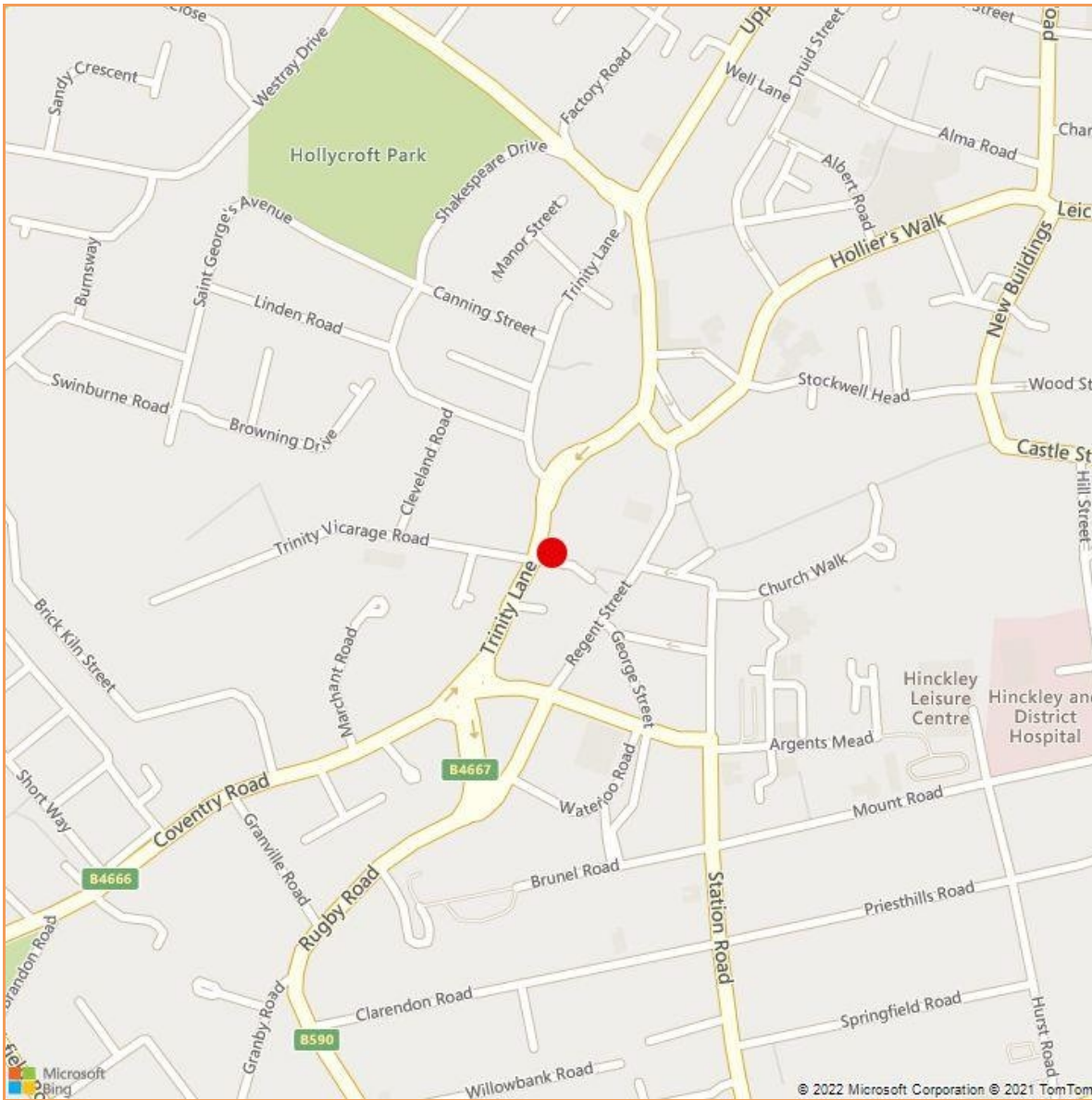
Please note that any plans contained within these particulars are for identification purposes only.

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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