



TO LET

PRIME RETAIL UNIT

33 Castle Street,
Hinckley, LE10 1DA

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

*
Prominent frontage

*
Suitable for a variety of uses (STP)

*
Nearby occupiers include WH Smith, B&M Bargains, New Look, Timpson, Costa Coffee and O2.

*
NIA - 2,769 sq ft (257.2 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 WH Smith, B&M Bargains, New Look, Timpson, Costa Coffee and O2.

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

****FIRST TWO YEARS RENT REDUCED TO £12,000 PER ANNUM**** The property comprises a highly prominent retail premises, together with ancillary accommodation to the rear and above, situated in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include WH Smith, B&M Bargains, New Look, Timpson, Costa Coffee and O2.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	786	73.02
Ground	Ancillary	506	47.01
First	Front Store	977	90.76
First	Rear Store	203	18.86
Second	Store	297	27.59
NIA Total		2,769 Sq Ft	257.24 Sq M

SERVICES

We understand that mains electricity, water and drainage are connected to the property.

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: £22,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new full repairing and insuring lease at a commencing rental of £18,000 per annum exclusive. As a rental incentive, the first two years rent will be reduced to £12,000 per annum, subject to a minimum 3 year commitment.

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 - D(97)

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

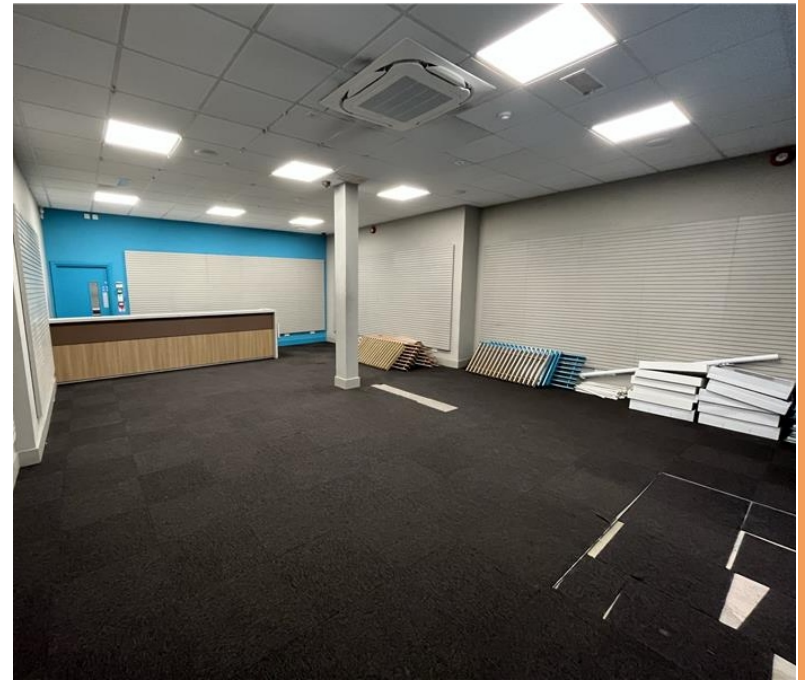
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

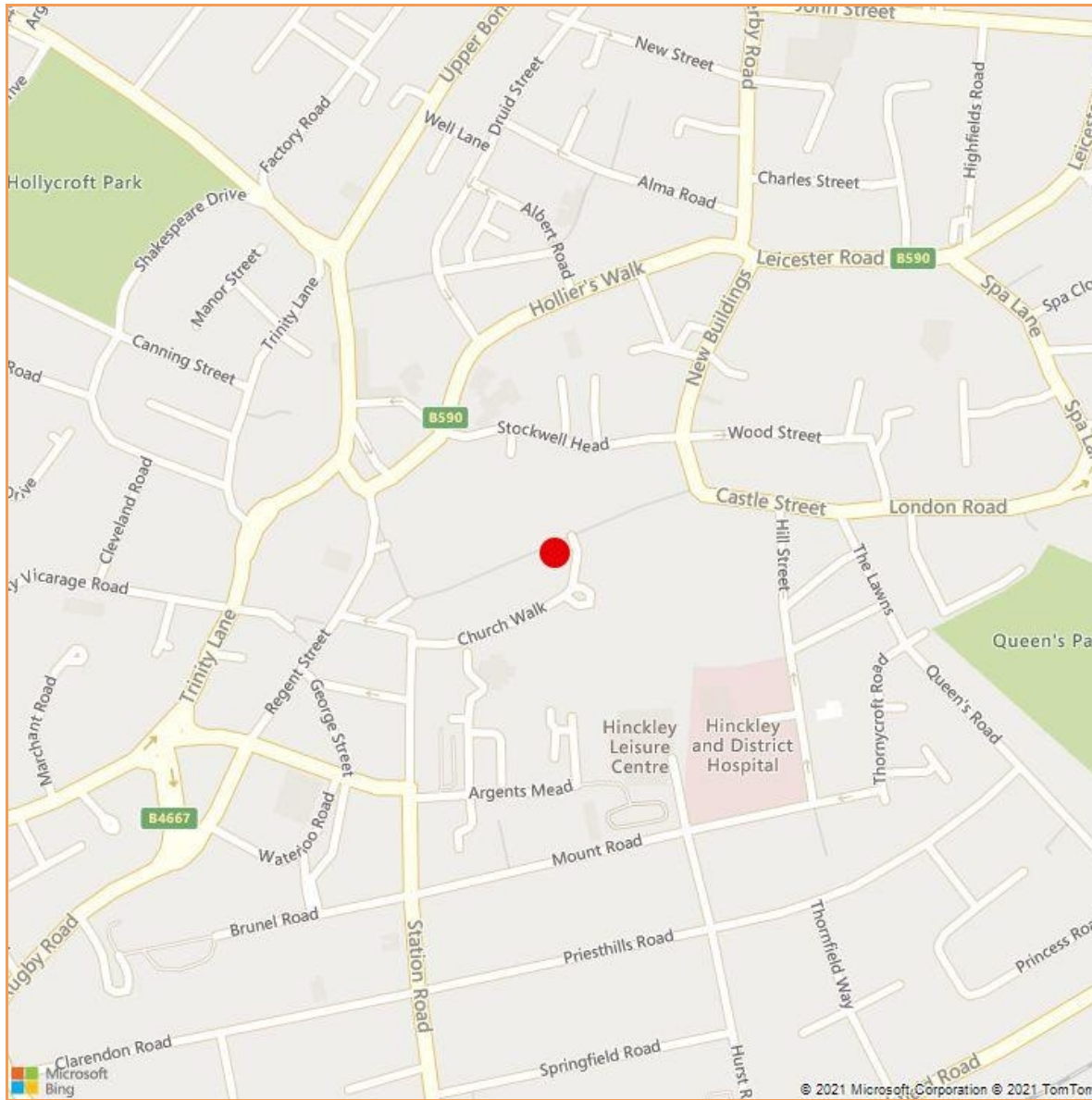
NOTE RE: PLANS

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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