



TO LET

RETAIL PREMISES

9 Regent Street,
Hinckley, LE10 0AZ

Prominent location on Regent Street,
opposite the Market Place



Return frontage to the vibrant Regent
Court shopping arcade



Pay and display car parking available
nearby



Suitable for a variety of uses (STP)



NIA - 293 sq ft (27.3 sq m)



LOCATION

The property benefits from a return frontage and secondary entrance to Regent Court, a vibrant shopping arcade linking Regent Street and Trinity Lane with a variety of independent retailers. The surrounding area comprises predominantly retail/leisure uses, with nearby occupiers including The New Baron public house, Mark Jarvis racing service, LA Nail & Beauty Spa, Scope charity shop and a variety of other predominantly independent retailers.

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 retail premises in a prominent position on Regent Street, directly opposite the Market Place, in Hinckley town centre and benefiting from a return frontage to the Regent Court shopping arcade. The property benefits from LED lighting and laminate flooring.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	293	27.22
NIA Total		293 Sq Ft	27.22 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: to be confirmed

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let, on a new effective full repairing and insuring lease (by way of service charge), at a commencing rental of £6,000 per annum exclusive.

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 - B(35). We are advised that the EPC has been incorrectly addressed as 9a Regent Street (<https://find-energy-certificate.service.gov.uk/energy-certificate/8753-6800-5651-6045-6934>)

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.

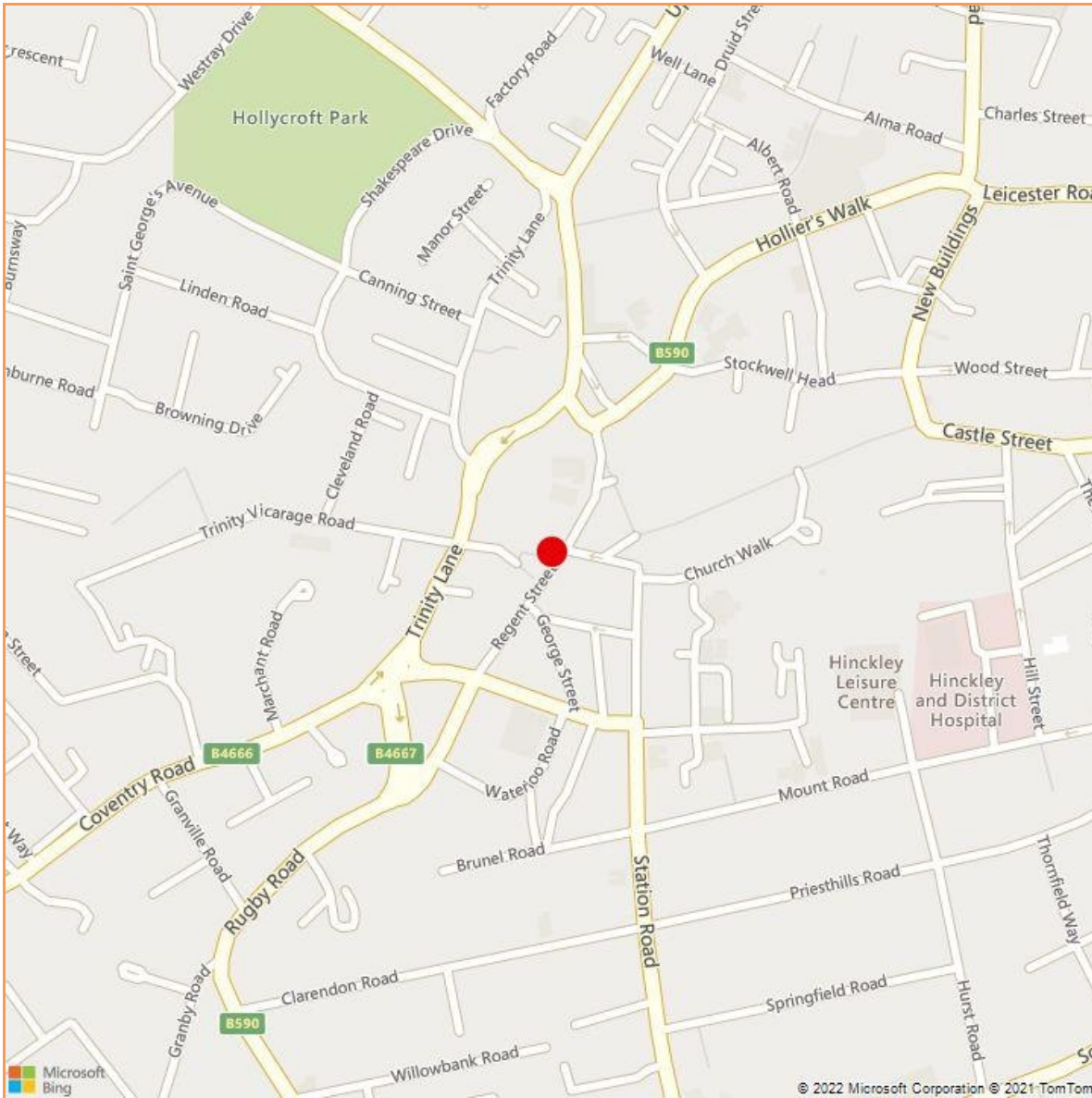
NOTE RE: PLANS

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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