



## TO LET

GROUND FLOOR RETAIL UNIT

43A Regent Street,  
Hinckley, LE10 0BA

Newly refurbished retail  
accommodation in a prominent  
location on Regent Street in Hinckley  
town centre



Benefiting from kitchen and WC  
facilities



Suitable for a variety of uses (subject  
to planning)



NIA - 508 sq ft (47.2 sq m)



## LOCATION

The property is located on Regent Street, a secondary parade within Hinckley town centre. The surrounding area comprises predominantly retail/leisure uses, with nearby occupiers including Papa John's Pizza, Ponchinellos Pizzeria, Scope, LA Nails & Beauty Spa and a variety of other predominantly independent retailers. Hinckley's recent retail/leisure development 'The Crescent' is 150m from the property with tenants including Cineworld, Sainsbury's, TK Maxx, Poundland, Loungers, Prezzo and Wildwood.

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 newly refurbished retail accommodation on Regent Street in Hinckley town centre, benefitting from kitchen and WC facilities.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	485	45.06
Ground	Kitchen	24	2.23
NIA Total		508 Sq Ft	47.19 Sq M

## SERVICES

We understand that mains electricity, water and drainage will be 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 reassessed

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 £8,200 per annum exclusive (or nearest offer).

## 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(70)

## 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.

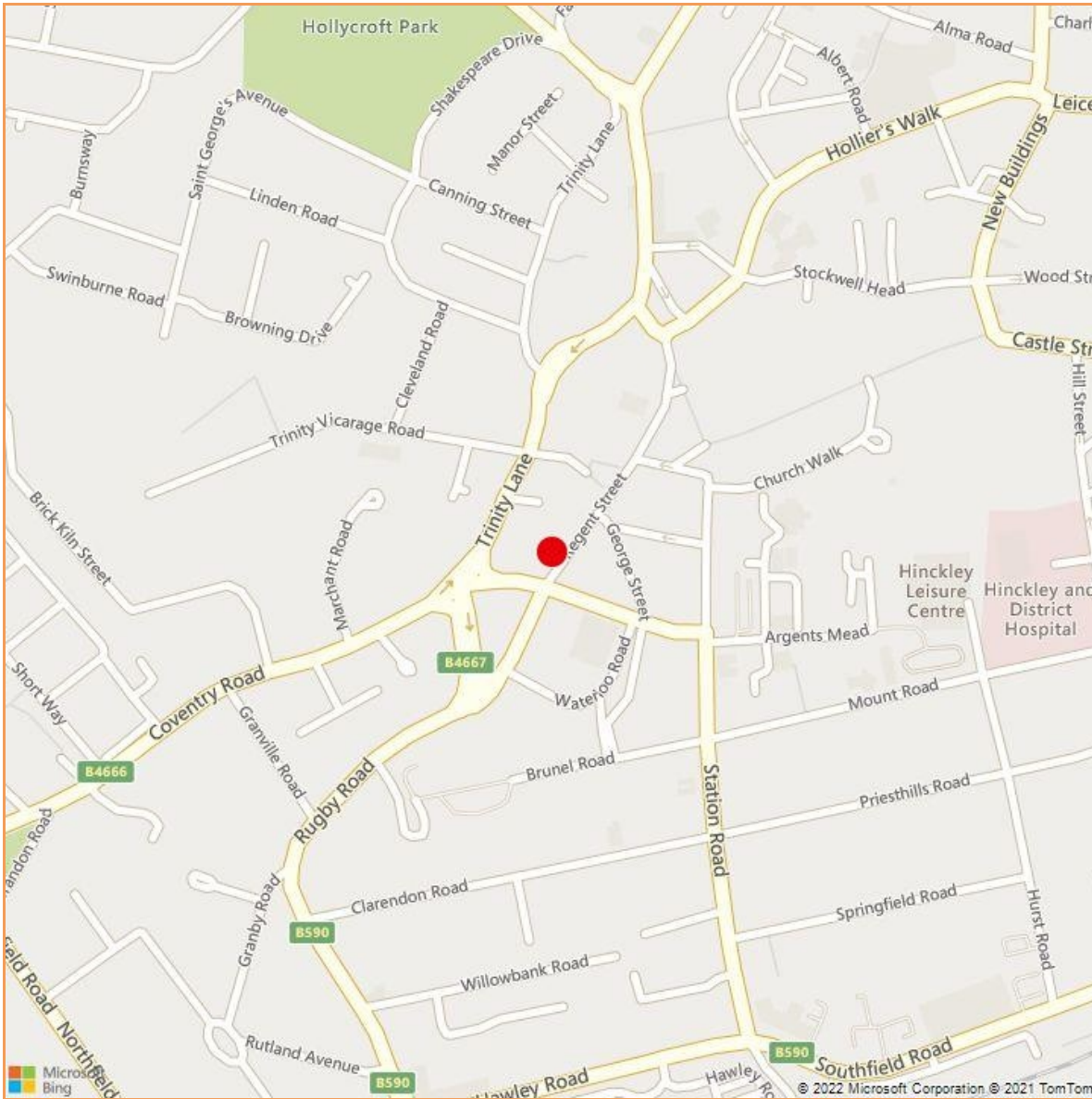
## NOTE RE: PLANS

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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