



TO LET

FIRST AND SECOND FLOOR OFFICES

45B Regent Street,
Hinckley, LE10 0BA

Town centre location



Pay and display car parking available
nearby



Comprising a variety of executive
offices, stores and WC facilities



Suitable for a variety of uses (STPP)



NIA - 1,191 sq ft (110.7 sq m)



LOCATION

The subject property is situated fronting on to Regent Street in the town centre. Adjacent occupiers include the Corner Cafe, Revival, Moko cafe bar, Forever Sun tanning salon and Keysound music shop. There are a variety of public pay and display car parks within walking distance of the property.

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 is located approximately 600m from the property and provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The subject property comprises self-contained first and second floor office premises located in Hinckley town centre. The premises are accessed via a side passageway between 43 and 45 Regent Street. The accommodation comprises a variety of executive offices and stores, with WC facilities.

ACCOMMODATION

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

		SQ FT	SQ M
First	Office 1	196	18.21
First	Office 2	242	22.48
First	Office 3	130	12.08
First	Kitchen	27	2.51
First	Store	142	13.19
Second	Office 4	201	18.67
Second	Office 5	254	23.6
NIA Total		1,191 Sq Ft	110.64 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are available to the subject property.

PLANNING

Interested parties should satisfy themselves with enquiries to Hinckley & Bosworth Borough Council in respect of the current planning status of 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

LEASE TERMS

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

LEGAL COSTS

As is standard, the ingoing tenant will cover the Landlord's legal costs for the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(78)

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.

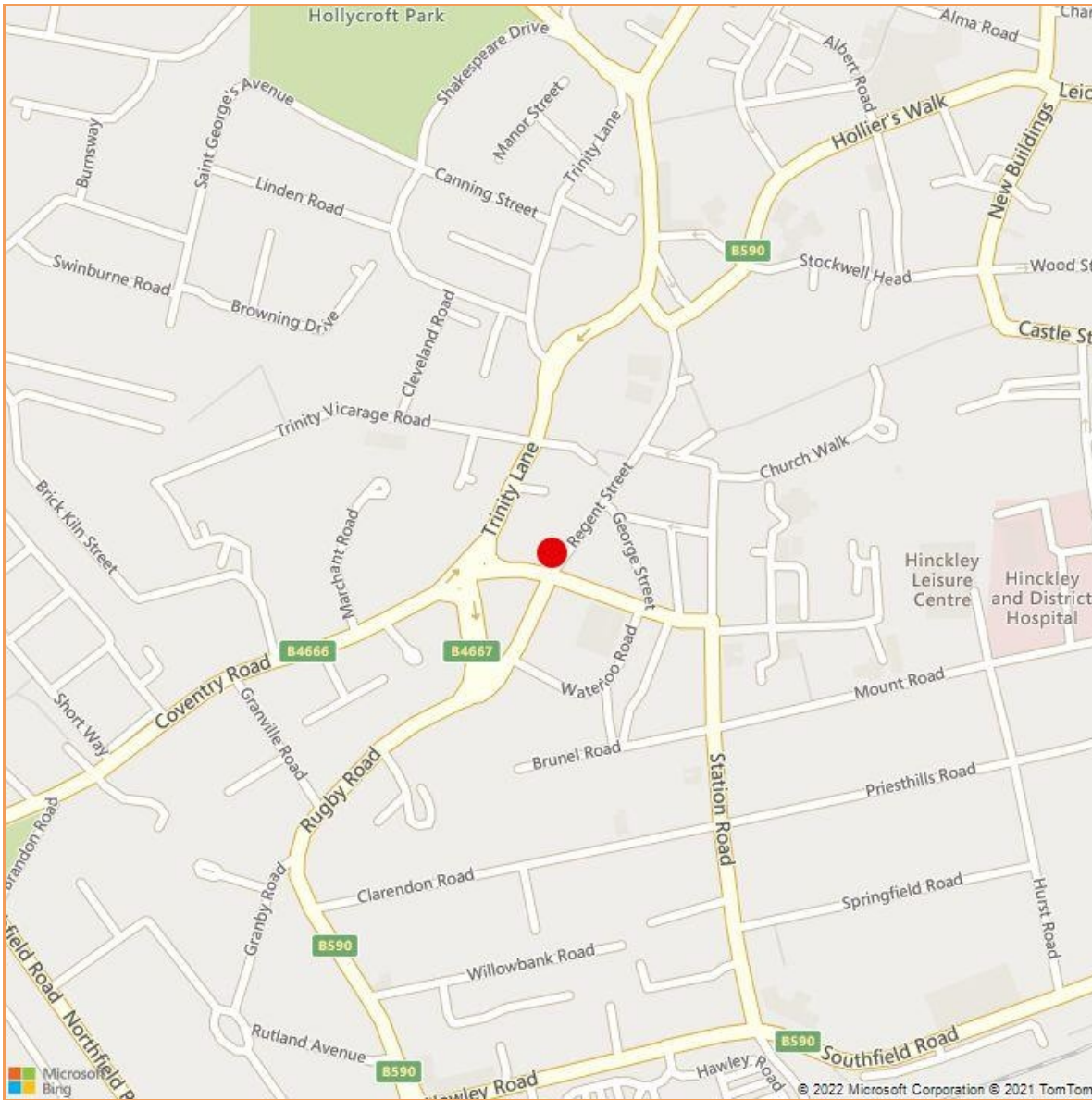
NOTE RE: PLANS

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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