



## TO LET RETAIL UNIT

53 Trent Road,  
Hinckley, LE10 0YA

Popular suburban development  
anchored by a Co-op supermarket



Ample customer car parking to the  
front



Rear loading access



Ancillary kitchen/WC facilities



NIA - 808 sq ft (75.1 sq m)



## LOCATION

The properties are situated on Trent Road, Hinckley, which is a modern residential development between the more established residential locations of Coventry Road and the Jelson Estate of Outlands Drive and Roston Drive. There is a Public House in close proximity to the Neighbourhood Centre although the immediate area is of a residential nature.

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.

## DESCRIPTION

The subject property comprises a mid terrace retail unit in popular suburban retail development. Adjacent occupiers include the Co-op, Infinity Hair Design, Jacks Traditional Fish and Chips and The Tin Hat public house. There is ample customer car parking to the front elevation.

The property benefits from a glazed frontage and open plan retail area, with ancillary kitchen/WC area. Additionally there is loading access to the rear.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Sales Area	769	71.44
Ground	Kitchen/WC	39	3.62
NIA Total		808 Sq Ft	75.06 Sq M

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £4,750

THIS IS NOT THE AMOUNT PAYABLE

## LEASE TERMS

The property is available to rent, on a new full repairing and insuring lease for a term to be agreed, at a commencing rental of £11,000 per annum exclusive.

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(87)

## 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.

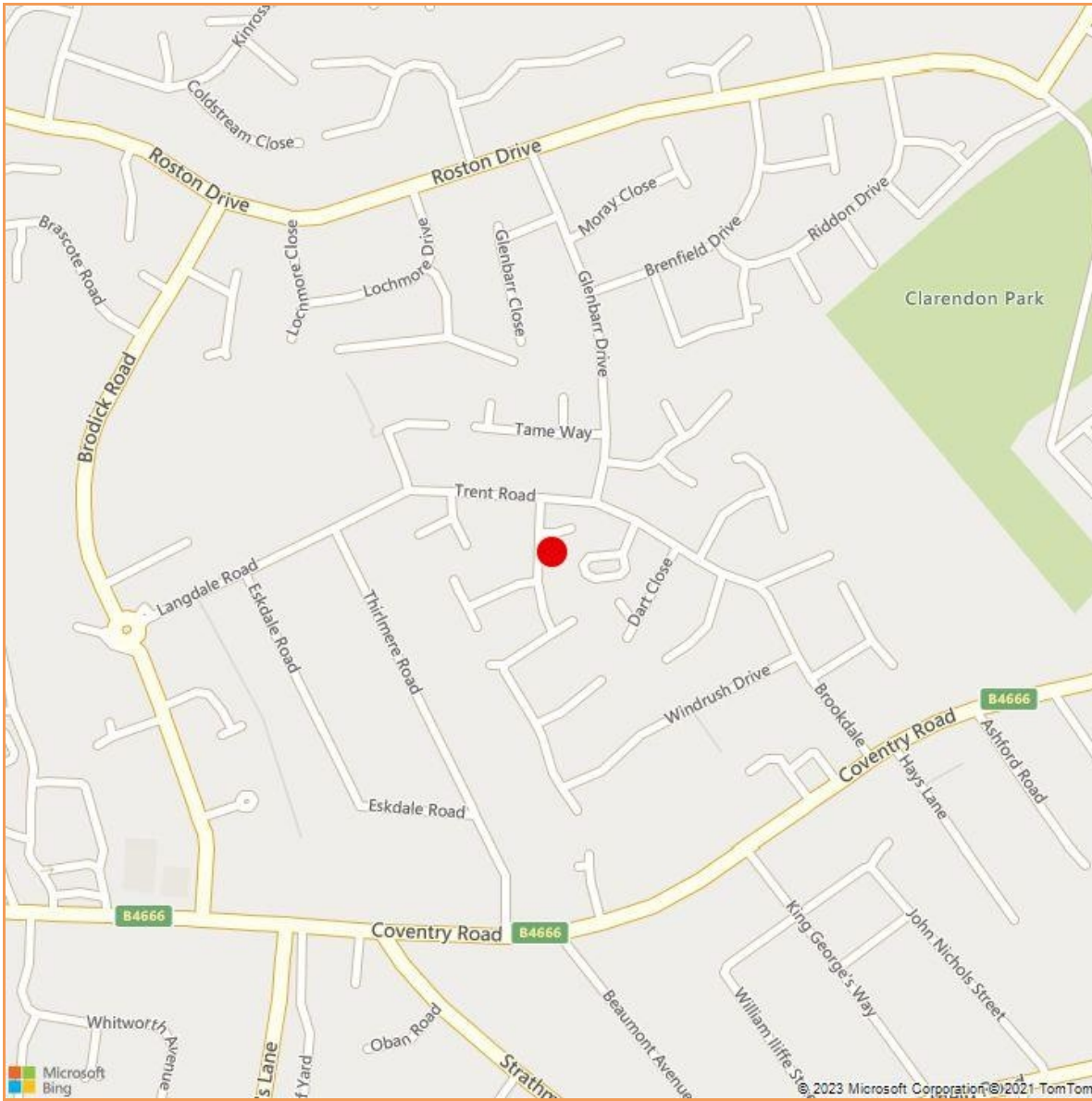
### NOTE RE: PLANS

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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