



**LEASE FOR
ASSIGNMENT/SUBLET
VETERINARY SURGERY**

52 Wood Street,
Earl Shilton, LE9 7ND

Located in the popular town of Earl
Shilton



Prominent position on the main retail
thoroughfare of Wood Street



Short term car parking to the front
elevation



Alternative uses could be considered
(subject to planning permission /
Landlord consent)



NIA - 685 sq ft (63.7 sq m)



LOCATION

The subject property is located fronting onto Wood Street in the town centre of the popular town of Earl Shilton. Nearby occupiers include The Lord Nelson public house, Easy Laundry laundrette, Renaissance hair salon and Mark Jarvis betting office. There is short term car parking to the front elevation.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Barwell.

DESCRIPTION

The subject property comprises ground floor veterinary surgery premises located in the heart of Earl Shilton town centre.

The accommodation comprises a reception/staffing area, two consultation rooms, store and WC. Externally, the property benefits from short term on street car parking to the front elevation.

Alternative uses at the property may be considered, subject to Landlord consent and planning permission.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Reception/Staffing Areas	491	45.61
Ground	Consultation Room 1	82	7.62
Ground	Consultation Room 2	85	7.9
Ground	Store	27	2.51
NIA Total		685 Sq Ft	63.64 Sq M

SERVICES

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

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: £6,800

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

The property is available by way of an assignment of an existing full repairing and insuring lease, at a passing rental of £9,500 per annum exclusive, for a term of 15 years from 1 August 2019. Rent reviews are every 5 years. Alternatively, a sublease outside of the security of tenure provisions of the Landlord and Tenant Act 1954 may be available.

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 - E(117)

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.

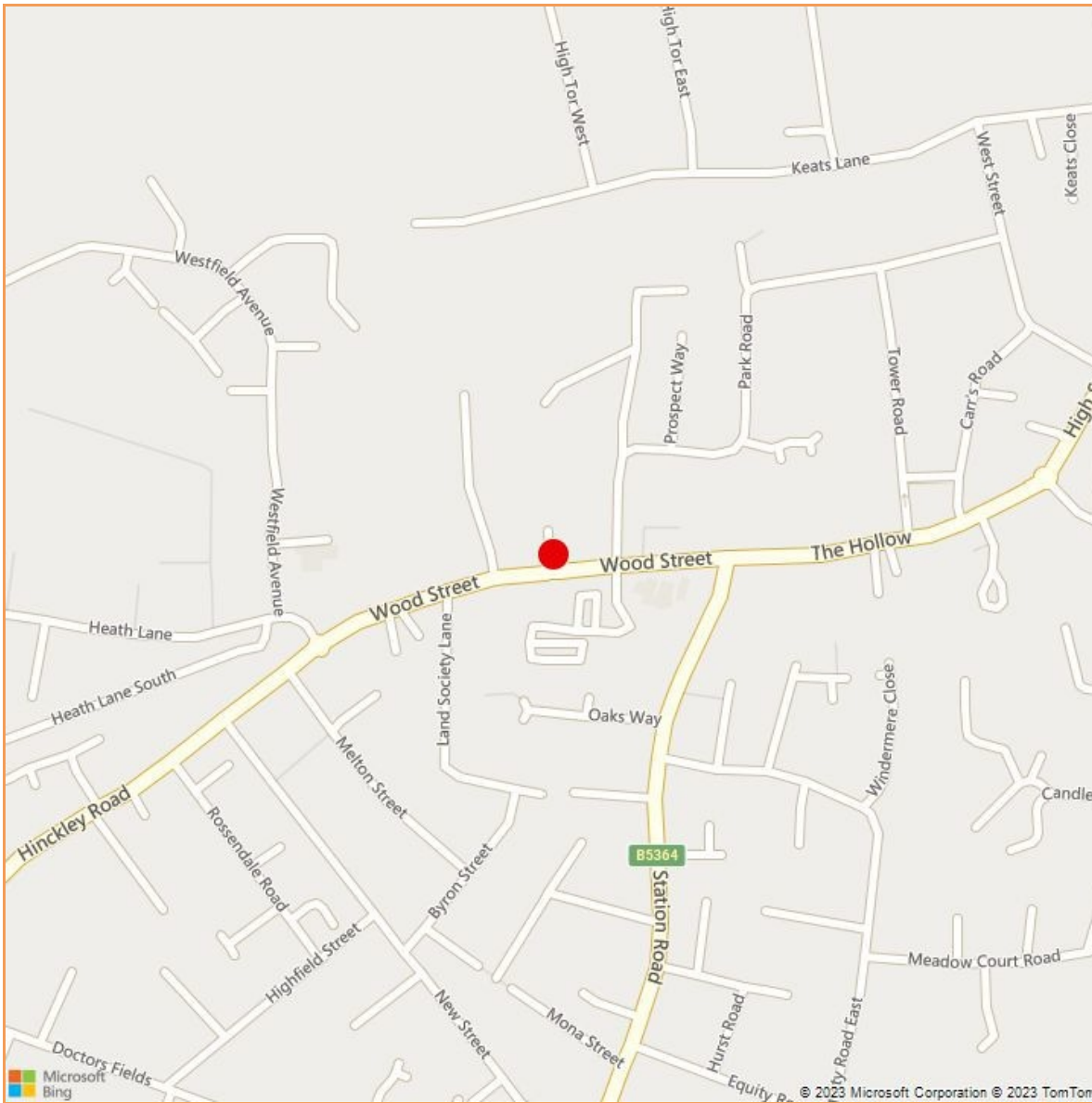
NOTE RE: PLANS

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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