



TO LET

GROUND FLOOR LOCK-UP SHOP

**16 Coventry Road,
Hinckley, LE10 0JT**

Prominent town centre location



Car parking available nearby



Kitchen, WC and rear yard area



LED lighting



NIA - 526 sq ft (48.8 sq m)



LOCATION

The property is located fronting on to Coventry Road, being situated next door to a sales office and on the junction of Coventry Road and Trinity Lane. The property occupies a prominent corner position on the fringe of Hinckley town centre, with public car parking nearby.

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 property comprise a ground floor lock-up shop benefiting from suspended ceilings with LED lighting, and with good window frontage to Coventry Road and Trinity Lane. There are kitchen and WC facilities. Outside there is a yard area to the rear, accessed via rear fire door or communal entryway from Coventry Road.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	455	42.27
Ground	Kitchen	71	6.6
NIA Total		526 Sq Ft	48.87 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property which benefits from electric heating.

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: currently assessed combined with first floor office at £9,300 (to be reassessed upon occupation)

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new effective full repairing and insuring lease (by way of service charge) at a commencing rental of £8,400 per annum exclusive.

The tenant will also be responsible for contributing via a service charge towards cleaning and maintenance of the communal areas of Catherine House, together with maintenance of the building in general.

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.

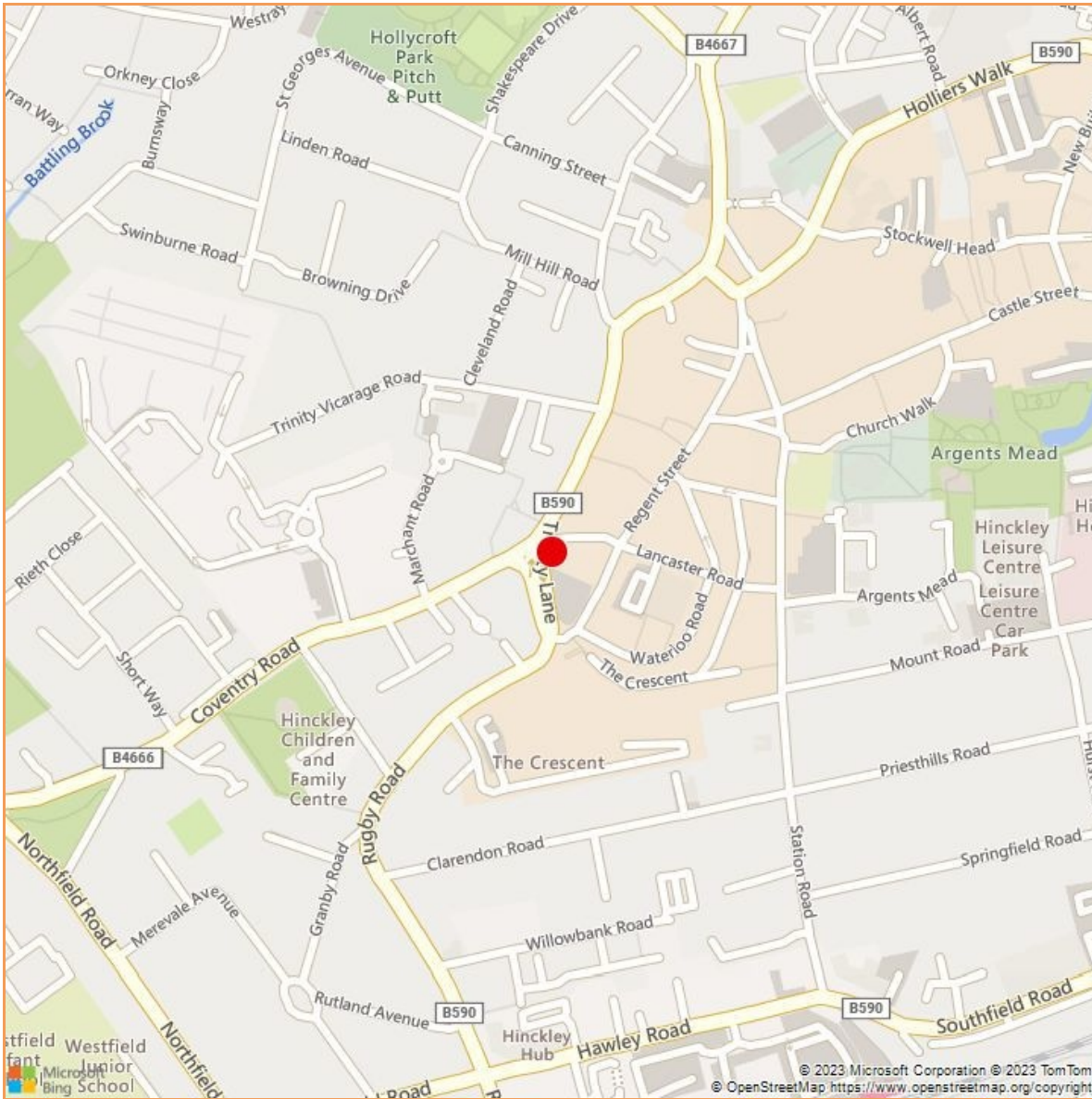
NOTE RE: PLANS

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). 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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