



Tel: 01455 251771 Fax: 01455 251989 E-mail: info@cascom.co.uk

TO LET

INDUSTRIAL PREMISES
9,670 SQ FT (898.4 SQ M)
LAST USED FOR WAREHOUSING

RENT FREE PERIOD AVAILABLE



UNIT 2 40 HIGH STREET
EARL SHILTON
LEICESTER
LE9 7DG

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NOTE RE SERVICES. ELECTRICAL, WIRING AND HEATING APPLIANCES : None of these items have been tested. We would recommend that any interested parties check these items to their satisfaction.

LOCATION

The subject property is situated to the rear of High Street, Earl Shilton, immediately behind The Gym – Life Unlimited. From Hinckley, proceed through the town centre, following the road around the left hand bend, turning left before Life Unlimited onto the driveway. Follow the driveway to the end to the carpark/yard relating to the unit. From Leicester, entering the town on the A.47 cross over the mini roundabout and continue along the road and turn right into the driveway just after Life Unlimited.

Earl Shilton is a busy small Town adjoining Barwell and 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.

DESCRIPTION

The subject property essentially offering industrial accommodation, benefiting from roller shutter door access, integral office, male and female WC's and gas fired space heating.

Gross Internal Floor Area

9,670 sq.ft (898.4 sq.m)

The property additionally benefits from a fenced car parking/yard/service area.

The property was last used for warehousing for which it is well suited.

SERVICES

We understand that all main services are connected to the subject property.

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 6 September 2006:

Rateable Value: £28,750

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

The property is available to let on a new effective full repairing and insuring lease at a commencing rental of £22,000 per annum exclusive. An initial rent free period is also available.

LEGAL COSTS

As is standard the ingoing tenant will be responsible for the landlords legal fees incurred in the grant of the lease.

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior telephone appointment with the letting agents:

Castle Commercial 20 Station Road, Hinckley, Leicestershire LE10 1AW
Telephone: (01455) 251771
info@cascom.co.uk

OR

APB 13 De Montfort Street, Leicester LE1 7GE
Telephone: 01162 540382.
info@APBLEicester.co.uk

Please note: A referencing charge of £57.50 (£50 + VAT) will be made to any party making an application to rent the subject property to cover the cost of taking references and a credit check.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

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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.

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.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Revision 1 – BM (40 High Street, Earl Shilton)
08.07.09