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**TO LET**

**OFFICES WITH STORAGE UNIT**



**47 NEW STREET**  
**HINCKLEY**  
**LEICESTERSHIRE**  
**LE10 1QY**

DISCLAIMER: castle Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Castle Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Castle Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Castle Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Castle Commercial will not be liable for any loss arising from the use of these particulars.

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 property is located fronting on to New Street. Hinckley town centre is within easy walking distance with all of its amenities, whilst there is also easy access to arterial routes leading around the town centre and to the A47 to the north and the A5 and M69 to the south of the town.

Hinckley is a market Town with a population in the order of 55,000 (Local Authority 87,000) lying approximately 13 miles to the south west of Leicester. The Town enjoys good motorway communications with junction 1 of the M69, being located on the south eastern fringe of the conurbation approximately 2 miles from the Town centre.

## **DESCRIPTION**

The property essentially comprises of several general offices with storage unit at the rear of the property with its own side entrance. The property benefits from male / female WC, Kitchenette, air conditioning and an alarm system. The property also has 5 off road car parking spaces.

## **Measurements on a gross internal floor area**

47 New Street 1550sq ft (146.5 sq m)

## **SERVICES**

All main services are connected to the 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 on 17<sup>th</sup> August 2009 were:

Rateable Value: Unavailable

The actual liability may be subject to relief and / or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

## **TENURE**

The property is available on a new internal insuring lease at a commencing rental of £9600 per annum exclusive.

## **LEGAL COSTS**

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

## **FOR FURTHER INFORMATION AND VIEWING**

**STRICTLY** by prior telephone appointment with the selling agents, Castle Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

**Please note:** A charge of £57.50 (£50.00 + 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.

## **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.

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](http://www.commercialleasecodeew.co.uk).

Revision 1 – BM (45/51 New St, Hinckley)  
17/08/09