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TO LET

RETAIL PREMISES IN SECONDARY PARADE



46 RUGBY ROAD HINCKLEY LEICESTERSHIRE LE10 0QD

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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 fronts on to Rugby Road in a prominent secondary parade with short term car parking outside.

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 southeastern fringe of the conurbation approximately 2 miles from the Town centre.

DESCRIPTION

The subject property comprises of retail premises offering the following accommodation.

Net Frontage	11 ft 1inc	(3.4 m)
Sales Area	275 sq ft	(25.5 sq m)
Rear Lobby		
Store	30 sq ft	(2.78 sq m)
Separate WC		
Kitchen	46 sq ft	(4.3 sq m)

The property benefits from a recessed shop front and is currently laid out as a hairdressing salon.

SERVICES

Mains electricity, water and drainage 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 24th June 2009 were:

Rateable Value: £2950

THIS IS NOT THE AMOUNT PAYABLE

NOTE RE EXISTING FIXTURES & FITTINGS

As indicated above, the property is currently used as a hairdressers. If the new tenant is in the same business and wishes to purchase the fixtures and fittings these are available by separate negotiation from the outgoing tenant.

LEASE DETAILS

The property is available to let on a new internal repairing and insuring lease at a rental of £4620 per annum exclusive payable monthly in advance. The property will be available from July 2009.

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 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.

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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.

Revision 1 – BM (46 Rugby Rd Hinckley 24/6/09