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TO LET

RETAIL PREMISES
SALES AREA 570 SQ FT (52.9 SQ M)



41 REGENT STREET
HINCKLEY
LEICESTERSHIRE
LE10 0BA

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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 fronting on to Regent Street on the newly pedestrianised area of Hinckley town centre.

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 essentially comprises of ground floor retail premises with the following approximately dimensions:

Net Frontage	17 ft 5	(5.32 m)
Shop Depth	32 ft 7	(9.95 m)
Sales Area	570 sq ft	(52.95 sq m)
Stock Area	55 sq ft	(5.1 sq m)
Separate WC		

The property additionally benefits from a roller shutter to the display window.

SERVICES

We understand mains electricity, water and drainage are connected 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 on 17th August 2009 were:

Rateable Value: £5200

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

The property is available to let on a new lease at a rental of £8000 per annum exclusive.

LEGAL COSTS

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

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.

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.

Revision - BM (41 Regent St) 17/08/09