



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

TO LET

GROUND FLOOR RETAIL PREMISES



11 WINDSOR STREET
BURBAGE
LEICESTERSHIRE
LE10 2EE

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.

THE PROPERTY

The property is centrally located within Burbage village amongst other retailers and being opposite the Butlers House. Burbage is a popular residential village lying to the south east of the Hinckley conurbation.

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 ground floor retail premises with prominent display windows. The property currently benefits from tiled walls and suspended ceiling with wc facilities.

In more detail, the accommodation comprises the following:

Maximum Internal Frontage 18 ft 5 ins (5.6m)
(including secondary display window)
Maximum Shop Depth 19 ft 9 ins (6m)
Sales Area 342 sq ft (31.7 sq m)

SERVICES

We understand mains electricity water and drainage are connected to the property.

RATES

As a result of a web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council on 18th June 2009 were:

Rateable Value: £3,000

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 repairing and insuring lease of flexible duration at a commencing rental of £6,000 per annum exclusive.

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior telephone appointment with the letting agents, Castle Commercial at 20 Station Road,, Hinckley, Leicestershire LE10 1AW 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.

BM (11 Windsor St Burbage 18/06/09)