



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

TO LET

RETAIL UNIT – 2124 SQ FT (197.3 SQ M)



14-16 HIGH STREET
BARWELL
LEICESTER
LE9 8DQ

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 shops are located in the centre of Barwell village, being adjacent to Top town. There is long term free public car parking within 200 meters together with short term on street parking further along High Street. Nearby road communications include the A47 and A447 leading to Leicester and the A5.

Barwell is a Village lying approximately 2 3/4 miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to junction 21 of the M1 at Leicester.

DESCRIPTION

The property available comprises of three ground floor lock up shop units, together with ancillary kitchen and toilet facilities. Each property benefits from their own shop front and access door and in more detail the accommodation on offer comprises the following:

14-16 High St	2021 sq ft	(187.8 sq m)
with rear store	103 sq ft	(9.6 sq m)

SERVICES

All mains services are connected or are available to the property.

RATES

We have made oral enquiries of the business rates charging authority, Hinckley & Bosworth Borough Council on the 1st April 2005, in respect of this property and the following information has been provided

Rateable Value: 14-16 High St - £9900

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The units are available on flexible internal repairing and insuring terms at the following rentals:

14-16 High St - £9,500 p.a.x.

Concessionary rentals will be considered in respect of parties taking leases of at least 3 years, subject to covenant.

LEGAL COSTS

If any of the properties are to be let, as is standard the ingoing tenant is to be responsible for the Landlord's legal costs incurred in the grant of the lease.

If the properties are sold on a long leasehold basis, then each party will be responsible for their own legal costs.

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 £58.75 (£50.00 + VAT) will be made to any party making an application to rent the subject property.

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.

Revision 4 - BM (Shops, High St, Barwell)
09/01/08