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TO LET

NEW GROUND FLOOR LOCK UP SHOP UNIT 1,106 SQ.FT (102.7 SQ.M)



NEW BUILDINGS HINCKLEY LEICESTERSHIRE

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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 units are located on the corner of New Buildings and Wood Street, being on the edge of the primary area of Hinckley Town Centre. The surrounding area is of a commercial nature, with other nearby occupiers including Spencers Countrywide and Your Move Estate Agents, together with other retailers.

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 unit available essentially consist of a ground floor lock up shop unit which is situated in a new development with frontages to New Buildings and also Wood Street. In more detail, the accommodation offered by the unit comprises the following on a net internal floor area basis:

Units 1 & 2

Frontage to New Buildings 13.5 m.approx. (44' 3")
Max.Shop Depth 8.2 m.approx. (20' 10")
Overall Sales Area:1,106 sq ft approx.(102.7sq m)

Please note that the unit will be finished to plastered walls and concrete floor, ready for a tenant fit out.

SERVICES

Mains electricity, water and drainage will either be available or connected to the units.

RATES

To be assessed.

TENURE

The unit is available on a brand new effective full repairing and insuring terms by way of a service charge at the following commencing rentals:-

Units 1 & 2 £20,000 p.a.x.

LEGAL COSTS

As is standard the ingoing tenant will 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 £58.75 (£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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SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate, and have been taken from plans supplied to us. 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 (New Buildings, Hinckley)
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