



wards

Commercial

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TO LET
RETAIL PREMISES

**Live In Style, Stockwell Head,
Hinckley LE10 1RE LE10 1RE**

- 2053 sq ft (190.7 sq m)
- Ground & First Floor Retail premises
- Half rent for 1st Year subject to lease terms
- Public Pay and Display car parking opposite
- Excelled prominent display areas



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LOCATION

The property is situated fronting on to Stockwell Head, which itself runs parallel to the prime shopping on Castle Street, on the fringe of Hinckley Town Centre. The property has public pay and display car parks adjacent and opposite.

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 subject property essentially comprises of retail premises which for many years have been used for the sale of kitchen and bathroom furniture and which offers excellent prominent ground floor display areas.

Accommodation - net internal floor area basis

Ground Floor

Maximum Frontage 11.6 m

Sales Area 122.2 sq m

First Floor

Showroom Area

Various Storage Areas 68.5 sq m

Outside

There is a small car park of which an element is allocated to the property on the opposite side of Stockwell Head.

SERVICES

We understand 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 14th April 2008 were: Rateable Value:£7800

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

The property is available to let on a brand new lease of flexible duration at a commencing rental of £15,000 per annum exclusive on internal repairing and insuring terms. The property is available at half rent for the first year subject to a minimum 3 year lease.

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 letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

Please note: A referencing charge of £57.50 (£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 check 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.