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TO LET

RETAIL UNIT WITH A2 USE – 342 SQ FT (31.7 SQ M)



UNIT 5
CROWN COURT
OFF CASTLE STREET
HINCKLEY
LEICESTERSHIRE
LE10 1DD

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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 property is located in the Crown Court retail development, which benefits from a walkway linking Castle Street with Stockwell Head. The subject property is situated towards the Stockwell Head end of the development with frontages to both the walkway and prominently to Stockwell Head itself. Other occupiers of Crown Court include the Haven Beauty Studio, Country Crust Café and Crown Court Hairdressing. Additionally Hinckley's Co-Op is situated on the opposite side of Castle Street to the entrance to Crown Court, with other major retailers nearby.

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 a former retail unit benefiting from an A2 Financial & Professional Services use. The unit has prominent display windows and benefit from the following accommodation on a net internal floor area basis:

Unit 5 342 sq ft (31.8 sq m)
With WC facilities

SERVICES

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 24th January 2007 were:

Rateable Value: Unit 5 – to be re-assessed

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 effective full repairing and insuring lease at a commencing rental of;
Unit 5 - £4100 pax

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.

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 1 – BM (Crown Court Unit 5) 6/5/08