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TO LET

RETAIL PREMISES, OFFICE AND PARKING



15 NEW BUILDINGS
HINCKLEY
LEICESTERSHIRE
LE10 1HN

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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 subject property is located in a prominent location fronting on to New Buildings adjacent to Karns Wine Bar and with short term parking available on New Buildings.

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 fronting on to New Buildings together with offices above and parking for two cars or light commercial vehicles at the rear. The accommodation offered by the individual areas of the property are as follows.

Ground Floor - Retail Element

Net Frontage	11 ft 10 (3.6 m)
Max Shop Depth	25 ft 3 (7.7 m)
Sales Area	257 sq ft (23.9 sq m)

First Floor – Office Areas

Principal Office	155 sq ft (14.4 sq m)
Storage Area	79 sq ft (7.3 sq m)
Kitchen	20 sq ft (1.86 sq m)
Separate WC	

Yard Area – tenants will have the right to park two cars or light commercial vehicles within the yard. The adjacent property also benefits from the right to park two vehicles within the area and have access for deliveries.

SERVICES

The retail and office element of the site benefits from all main services with a gas fired heating system.

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 6 January 2009 were:

Rateable Value: £1825

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

The property is available on a new internal repairing and insuring lease at a commencing rental of £6,000 p.a.x.

LEGAL COSTS

As is standard the ingoing tenant will be responsible for the landlord's 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 £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

We are advised that the electrical installation has been tested and certification will be made available to tenants. None of the other services 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.

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