



# 1-9D Castle Street & 8 Market Street

Hinckley, Leicestershire LE10 1DA

## TO LET retail units

Located in the prime retail pitch of the pedestrianised Castle Street in Hinckley

Nearby occupiers include:



vision express



# LCP

[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)





Total Development

**14,328sq.ft**  
(1,331 sq.m)

Located in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include Subway, Boots Optician, Santander, Clarks, Dorothy Perkins, Vodafone and Vision Express.

- Located in the centre of Hinckley (the second largest town in Leicestershire).
- Attractive and affluent town 12 miles south west of Leicester, easily accessed from London via M1.

A five screen Cineworld near the centre of town. A easy walk from Hinckley railway station and adjacent to the main bus station.

Hinckley market has been at the heart of the town for over 700 years. First recorded in the year 1311, the award-winning market is one of the best in the country.

Markets held each week on Monday, Friday and Saturday.





## Available Unit

### 3-5 Castle Street

The property comprises a highly prominent double fronted ground floor retail premises, together with ancillary accommodation to the rear and partly above.

- Suitable for a variety of uses (STP)
- To the rear is a surfaced yard which is accessed off Church Walk and provides loading and parking



Area	sq.ft	sq.m
Ground Floor Sales	1,415	131.5
Ground Floor Office	47	4.4
Ground Floor Storage	75	7.0
First Floor	37	3.4
<b>TOTAL</b>	<b>1,574</b>	<b>146.3</b>
<b>RENT</b>	£30,000	
<b>RATEABLE VALUE*</b>	£38,250	
<b>RATES PAYABLE</b>	TBC	

\*Rateable Value is subject to change in April 2023



Pedestrianised central shopping area with other major retailers



## Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Services

Mains electricity, water and drainage are connected to the properties.

## Energy Performance

Further information available upon request.

## Planning

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

There is ample long and short term car parking available. Church Walk Car Park is located nearby with parking for over 80 cars.



Bustling  
market town  
location

## Location - LE10 1DA

The property is located in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include Subway, Boots Optician, Santander, Clarks, Dorothy Perkins, Vodafone and Vision Express.

Hinckley is a market town with a population in the order of 55,000 [Local Authority 112,000] lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station is located approximately 600m from the property and provides regular commuter services to Birmingham New Street and Leicester.

**Viewing:** Strictly via prior appointment with the appointed agent:



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**LCP**

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\*Potential occupiers to make own enquiries to clarify accuracy of data.