



TO LET RETAIL UNIT

4A Station Road,
Hinckley, LE10 1AW

Prominent location on Station Road,
the main thoroughfare between prime
retail areas of Castle Street and The
Crescent

- *
Kitchen and WC facilities
- *
Short term parking to front
- *
Security roller shutter
- *
NIA - 677 sq ft (62.9 sq m)



LOCATION

The property is located fronting onto Station Road, one of the main retailing areas in Hinckley town centre and the main pedestrian thoroughfare between Hinckley's prime retailing areas, Castle Street and The Crescent. The surrounding area is predominantly of retail use with adjacent occupiers including, Headway charity shop, Honey Buns café, Hope clothing boutique, Holiday Lounge travel agents and HSBC Bank. There is short term car parking situated directly in front of the property, with a public car park opposite.

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.

DESCRIPTION

The property comprises a prominent retail unit in a parade of four units. The property benefits from suspended ceilings with LED lighting, laminate flooring throughout, kitchen & WC facilities and a security roller shutter.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Retail Sales	297	27.59
Ground	Store Room	355	32.98
Ground	Kitchen	25	2.32
NIA Total		677 Sq Ft	62.89 Sq M

SERVICES

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

BUSINESS 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 were:

Rateable Value: £9,600

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new effective full repairing and insuring lease (by way of service charge) at a commencing rental of £12,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(58)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + 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 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.

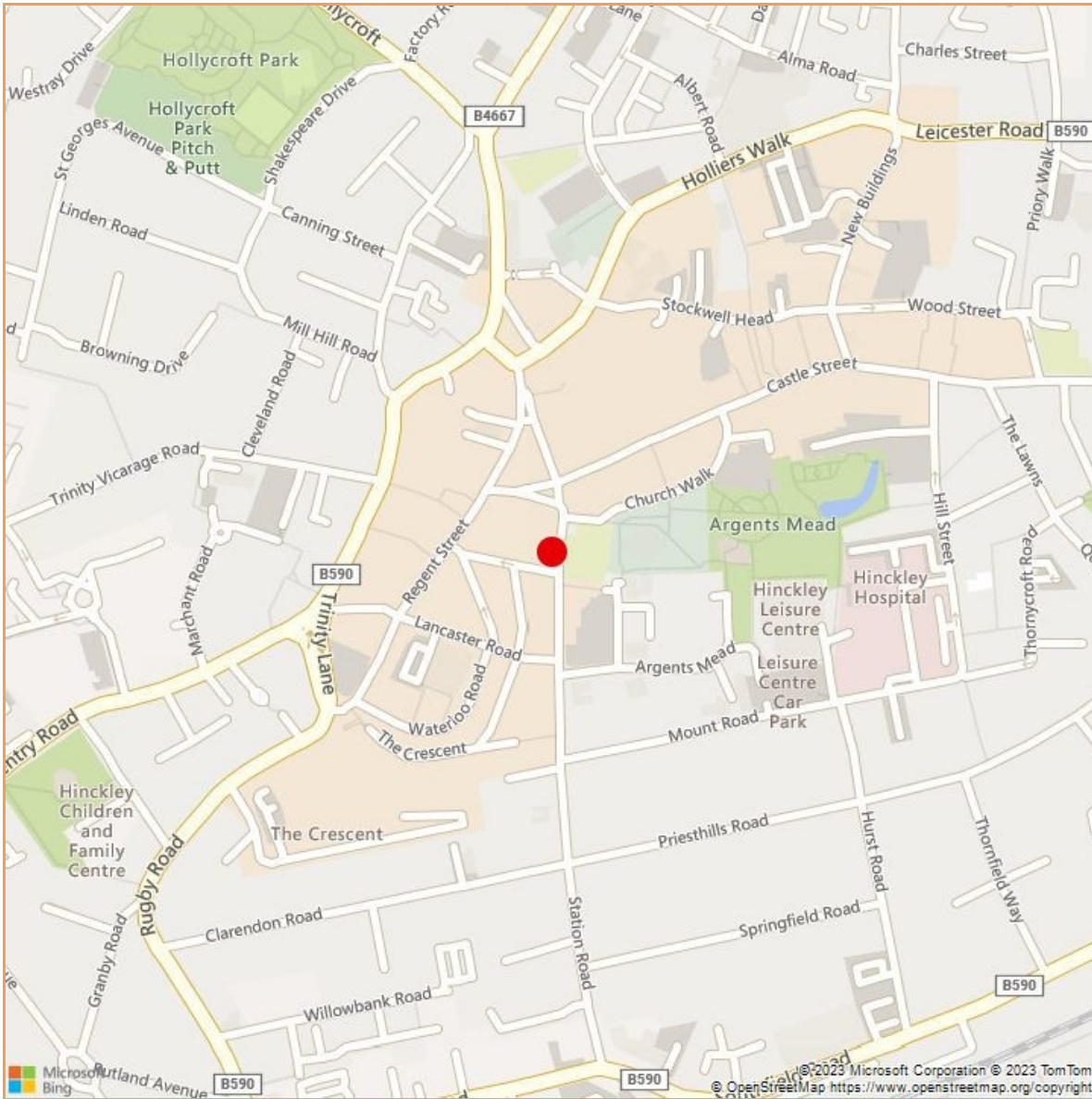
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

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.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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