



TO LET

PRIME COMMERCIAL UNIT

**C2 The Crescent,
Hinckley, LE10 0QQ**

Located in The Crescent shopping complex in Hinckley town centre, anchored by Cineworld and Sainsbury's, with adjacent occupiers including Loungers, Wildwood, Prezzo, Costa Coffee, Superdrug and TK Maxx.



Brand new commercial space in shell specification ready for tenant fit out



Suitable for a variety of purposes (STP)



GIA - 4,451 sq ft (413.5 sq m)



LOCATION

The subject property is located with Hinckley's flagship shopping centre, 'The Crescent'. The centre is anchored by Cineworld and Sainsbury's. Adjacent occupiers include Loungers, Prezzo, Wildwood, Superdrug, TK Maxx, Poundland, Burger King, Coventry Building Society and Places Gym.

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 provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

The subject property comprises brand new commercial space in a prime location in Hinckley's flagship shopping centre, 'The Crescent'. The centre is anchored by Cineworld and Sainsbury's. Adjacent occupiers include Loungers, Prezzo, Wildwood, Superdrug, TK Maxx, Poundland, Burger King, Coventry Building Society and Places Gym. The unit is in a shell specification, ready for tenant fit out, and is suitable for a variety of uses (STP).

ACCOMMODATION

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

	SQ FT	SQ M
Ground	4,451	413.5
	4,451 Sq Ft	413.5 Sq M

SERVICES

We understand all mains services are available to the property.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £51,500

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

The property is available on full repairing and insuring terms (by way of service charge) for a term of years to be agreed. Rent on application.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

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.

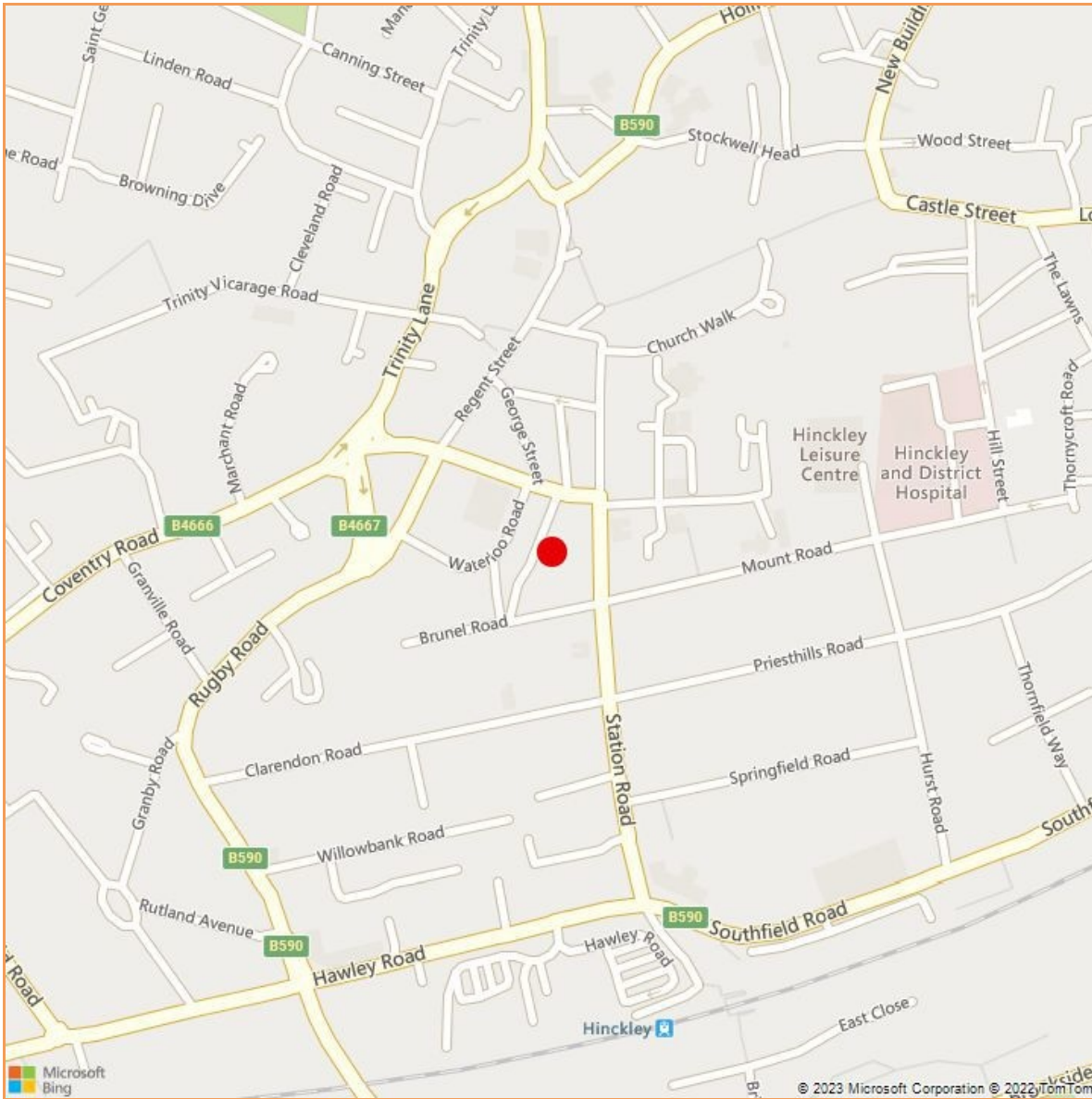
NOTE RE: PLANS

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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