



**TO LET**  
**OUT OF TOWN RETAIL UNIT**

Unit 2, 25 Hawley Road,  
Hinckley, LE10 0PR

Located on a retail park on the fringe  
of Hinckley town centre



Adjacent occupiers include The Gym  
Group, Pochin and Best4Vapes



Unit in shell specification ready for  
tenant fit out



Ample customer car parking to the  
front elevation



GIA - 999 sq ft (92.8 sq m)



## LOCATION

The subject property is located on a retail park, located off Hawley Road, on the fringe of Hinckley town centre. Adjacent occupiers on the retail park include The Gym Group, Pochin and Best4Vapes. Hawley Road itself benefits from a number of retail parks with occupiers including Tesco, Poundstretcher and Pets At Home.

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 newly refurbished retail premises located on a retail park on the fringe of Hinckley town centre. Adjacent occupiers on the retail park include The Gym Group, Pochin and Best4Vapes. The unit is in a shell specification, ready for tenant fit out, with WC facilities already installed.

The unit benefits from 3 dedicated car parking spaces to the front elevation. There are a total of 77 car parking spaces for the four retail units on the development.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	999	92.81
		999 Sq Ft	92.81 Sq M

## SERVICES

We are advised that mains electricity, water and drainage are connected to the subject 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 was:

Rateable Value: to be reassessed.

THIS IS NOT THE AMOUNT PAYABLE

## LEASE TERMS

The property is available to sublease, for a term to be agreed, on effective full repairing and insuring (by way of service charge) terms, at a commencing rental of £21,500 per annum exclusive.

Prospective tenants should note that any lease granted will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

## LEGAL COSTS

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

## 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.

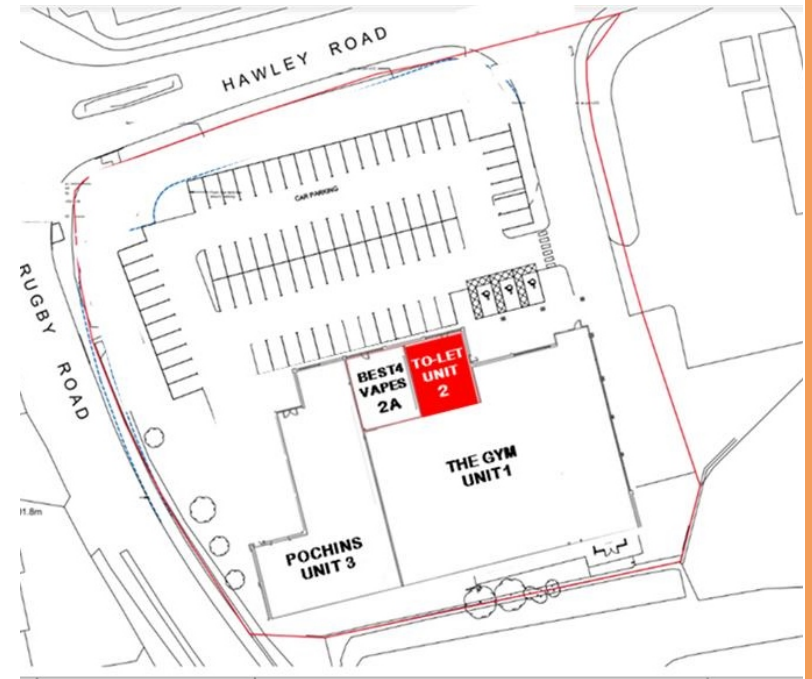
## NOTE RE: PLANS

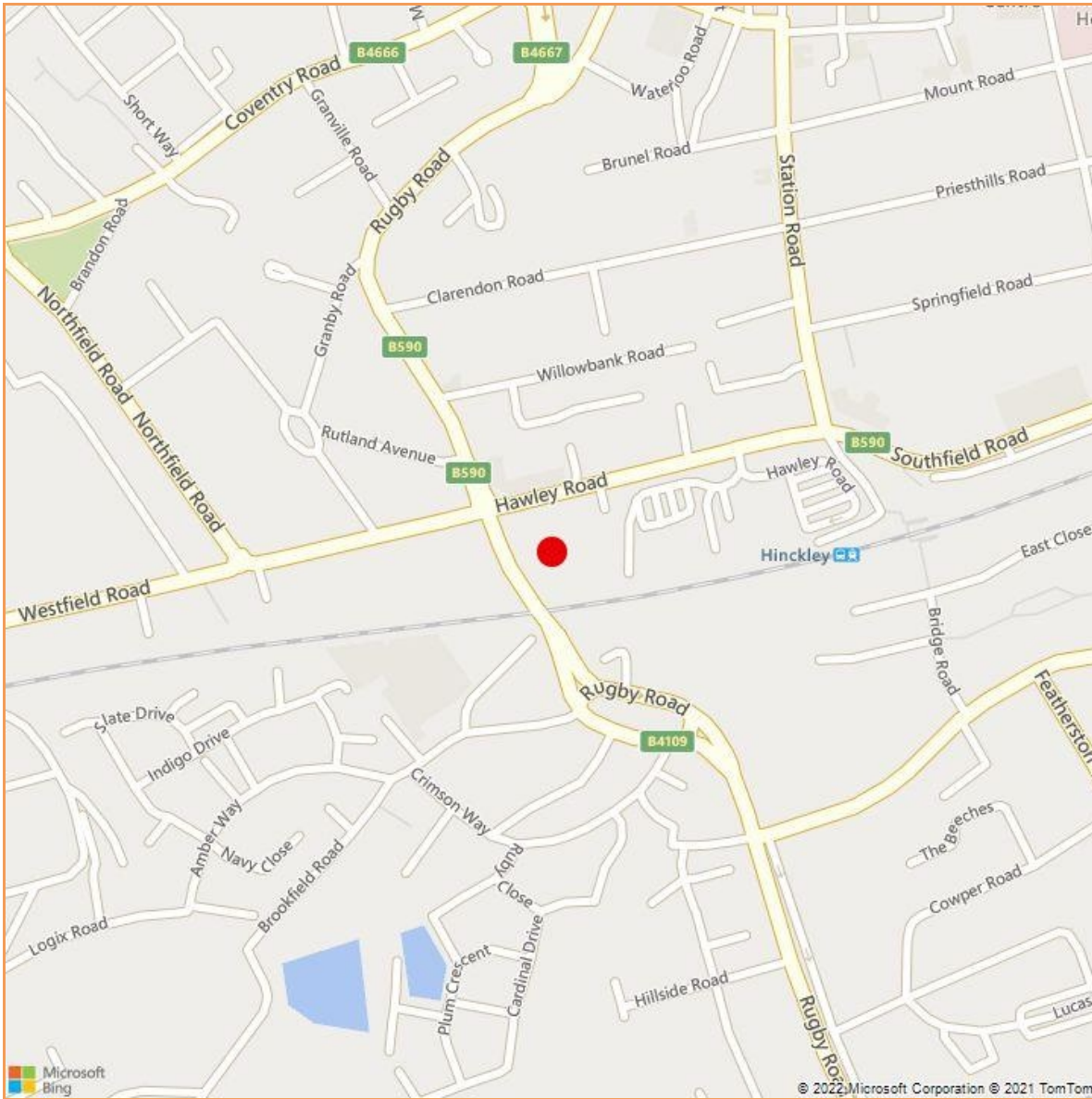
Please note that any plans contained within these particulars are for identification purposes only.

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](http://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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