



**LEASE FOR  
ASSIGNMENT/SUBLET  
VETERINARY SURGERY**

**38 Station Road,  
Hinckley, LE10 1AP**

**Located on the fringe of Hinckley town  
centre**



**Prominent position on the corner of  
Station Road and Clarendon Road**



**Car park to the rear**



**Alternative uses could be considered  
(subject to planning permission /  
Landlord consent)**



**NIA - 905 sq ft (84.1 sq m)**



## LOCATION

The subject property is located on the corner of Station Road and Clarendon Road on the fringe of Hinckley town centre, in a mixed use residential and commercial location.

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 detached veterinary surgery premises located on the fringe of Hinckley town centre.

The accommodation comprises a reception area, various consultation rooms, stores, kitchen and WC facilities. The property benefits from majority LED lighting. To the rear, there is a car park accessed from Clarendon Road.

Alternative uses at the property may be considered, subject to Landlord consent and planning permission.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Reception	110	10.22
Ground	Consultation Room	106	9.85
Ground	Consultation Room	85	7.9
Ground	Consultation Room	120	11.15
Ground	Consultation Room	45	4.18
Ground	Preparation Room	60	5.57
Ground	Store	98	9.1
Ground	Consultation Room	103	9.57
Ground	Staffing Area	119	11.06
Ground	Store	58	5.39
<b>NIA Total</b>		<b>905 Sq Ft</b>	<b>84.07 Sq M</b>

## SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating is by way of gas fired central heating.

## 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: £7,400 (THIS IS NOT THE AMOUNT PAYABLE)

## LEASE TERMS

The property is available by way of assignment of a full repairing and insuring lease, at a passing rental of £17,600 per annum exclusive, for a term of 15 years from 23 January 2019. Rent reviews are every 5 years. Alternatively, a sublease outside of the security of tenure provisions of the Landlord and Tenant Act 1954 may be available.

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(90)

## 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

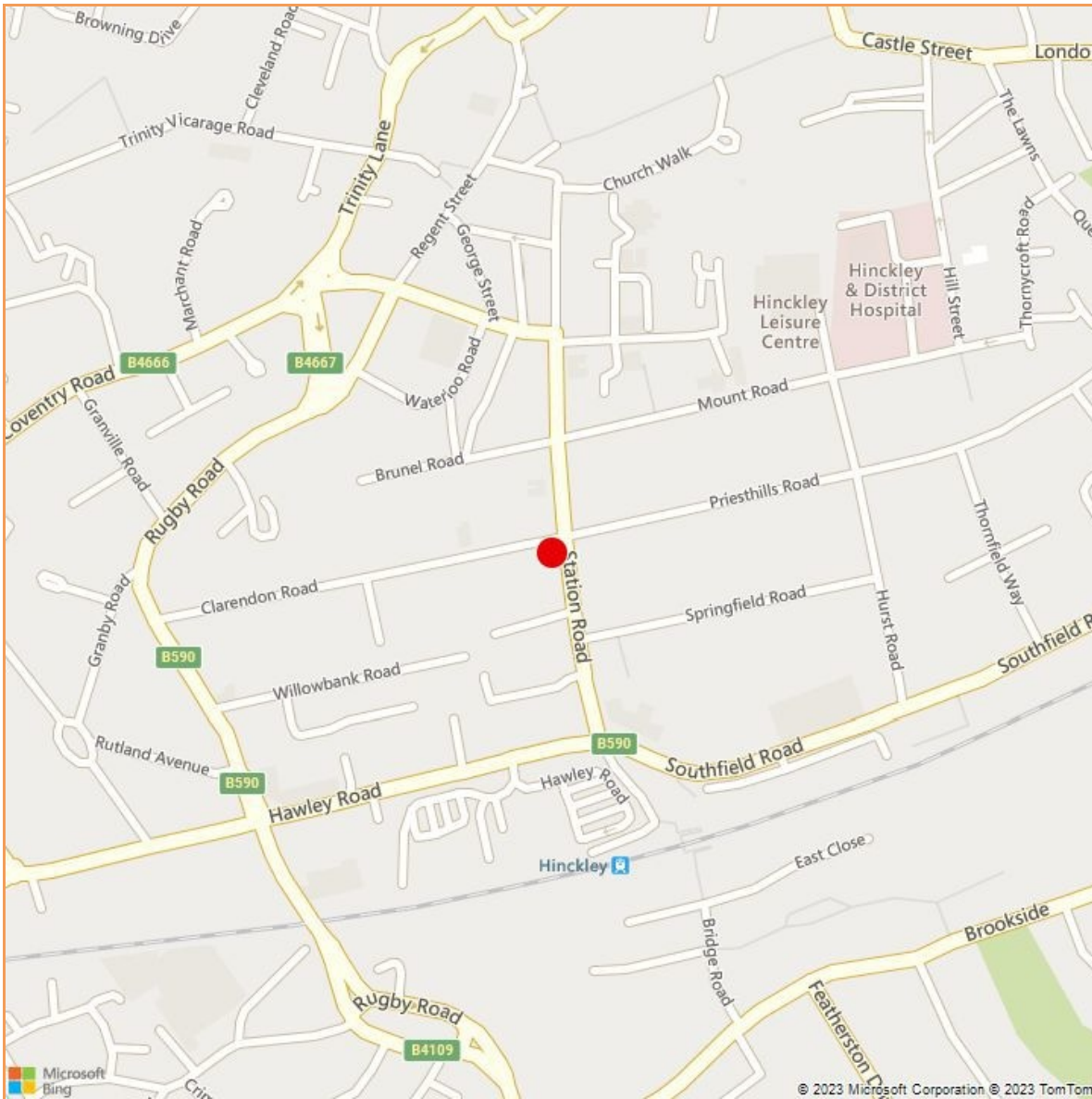
Please note that any plans contained within these particulars are for identification purposes only.

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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