



**TO LET**  
**RETAIL PREMISES**

61 High Street,  
Ibstock, LE67 6LH

Located in the sought after village of  
Ibstock



Arranged over ground and first floors



Short term car parking to the front  
elevation



NIA - 579 sq ft (53.8 sq m)



## LOCATION

The property is located on the High Street in the village of Ibstock. Nearby occupiers include D.C.Warner DIY store, Ibstock Business Centre, The Old School Tearooms & Cafe and a variety of other independent retailers.

Ibstock is a village (population approx. 7,500) located in North West Leicestershire and is traversed by the A447 Hinckley to Coalville road. Hinckley is located approximately 10 miles to the south and Coalville approximately 3 miles to the north east. Trunk road access is convenient via the M42/A42 at Appleby Magna, approximately 6 miles to the west.

## DESCRIPTION

The subject property comprises mid terrace retail premises, arranged over ground and first floor, located on the High Street in the sought after village of Ibstock.

The accommodation comprises the following: to the ground floor, there is a retail area with WC facilities. To the first floor, there is an additional retail/ancillary area. Externally, there is on street car parking available to the front elevation.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Areas	272	25.27
First	Ancillary	307	28.52
NIA Total		579 Sq Ft	53.79 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject 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 North West Leicestershire Council is:

Rateable Value: £5,200

THIS IS NOT THE AMOUNT PAYABLE

## LEASE TERMS

The subject property is available to rent on a new lease, for a term to be agreed, on a full repairing and insuring basis at a commencing rental of £7,800 per annum exclusive.

## 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 - C(67)

## 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

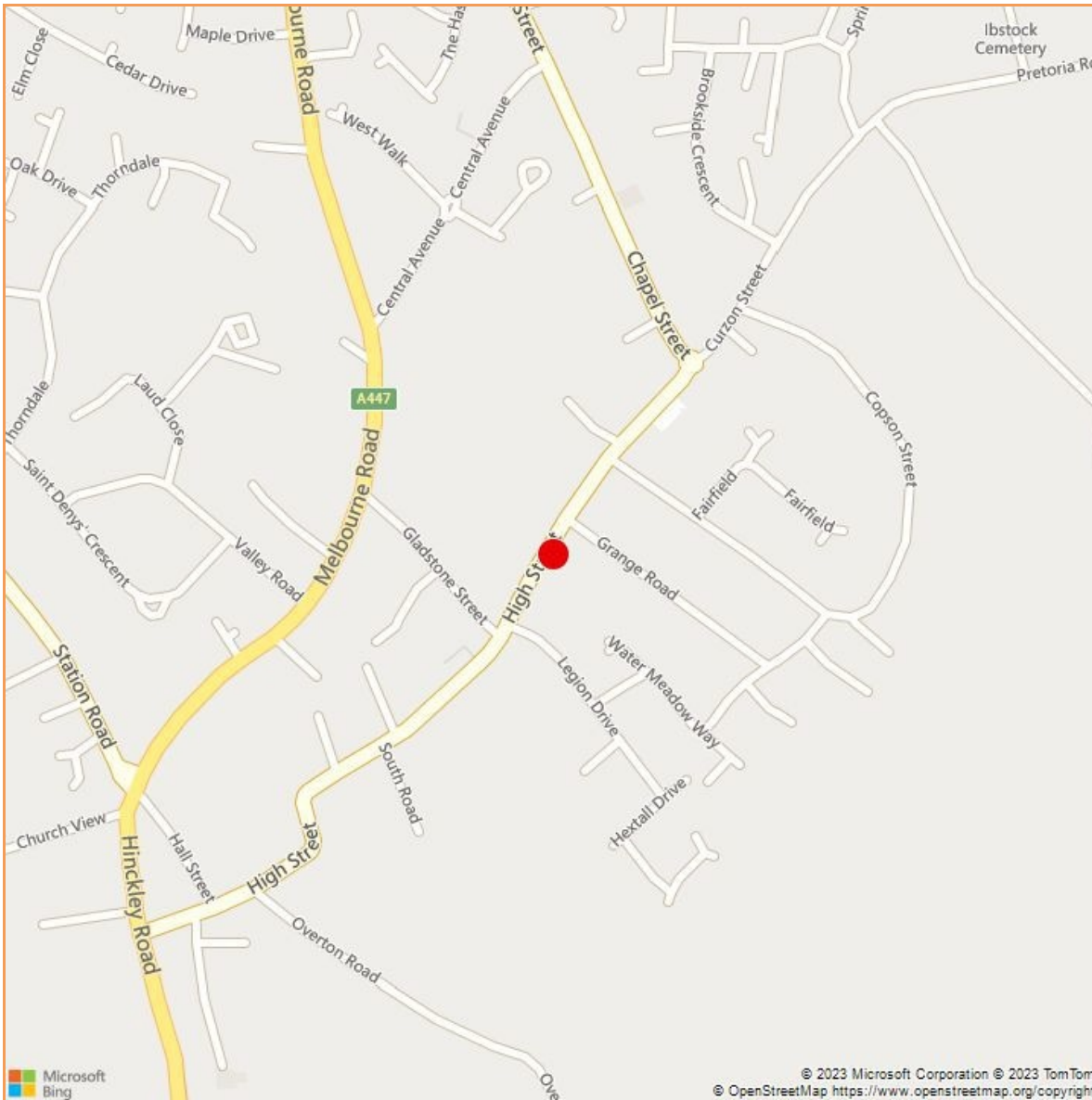
Please note that any plans contained within these particulars are for identification purposes only.

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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