



TO LET
OFFICE PREMISES

149 Church Street,
Burbage, LE10 2DB

Located in the heart of the sought after
village of Burbage



Free on street car parking to the front
elevation



Gas fired central heating



Suitable for a variety of uses (subject
to planning)



NIA - 1,162 sq ft (108.0 sq m)



LOCATION

The subject property is located in close proximity to St Catherine's Church in the centre of the village benefiting from free public car parking directly outside of the property. Church Street itself is a mixed commercial and residential area and leads towards the A5 to the south and also via Sapcote Road to Junction 2 of the M69 Motorway.

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.

DESCRIPTION

The subject property is located in the heart of the sought after village of Burbage, with free on street car parking directly in front of the property.

The accommodation briefly comprises: Entrance Hall, Store, male and female WCs, open-plan Office, Kitchen and Boiler Room.

The property may be suitable for alternative uses, subject to planning permission and Landlord consent.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Entrance Hall	77	7.15
Ground	Office	878	81.57
Ground	Kitchen	114	10.59
Ground	Store	55	5.11
Ground	Boiler Room	38	3.53
NIA Total		1,162 Sq Ft	107.95 Sq M

SERVICES

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

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: £5,700

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £18,000 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 - E(121)

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.

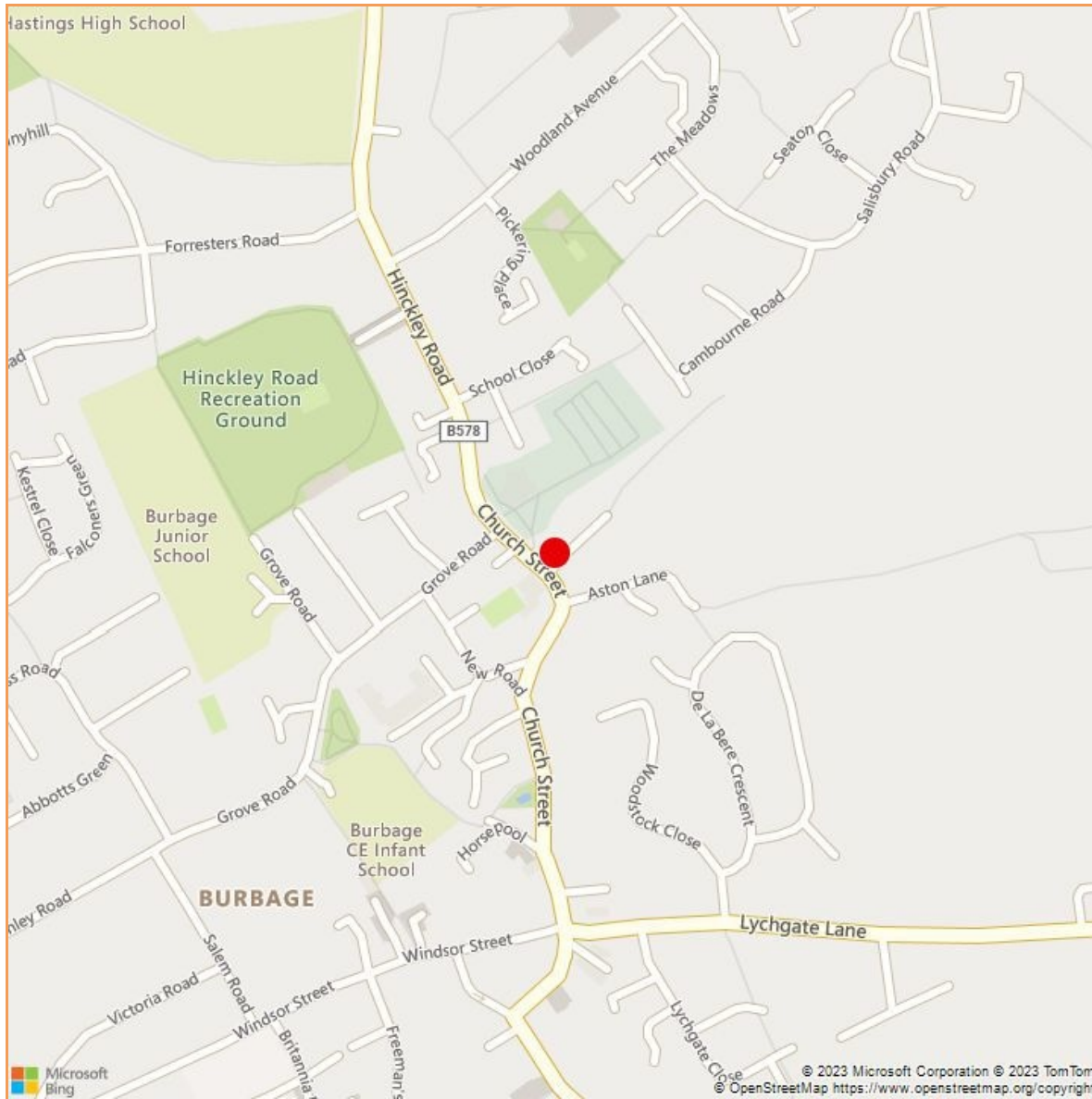
NOTE RE: PLANS

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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