



TO LET

PRIME COMMERCIAL UNIT

Unit C9 The Crescent,
Hinckley, LE10 1AW

Located in The Crescent shopping
complex within Hinckley town centre



Feature glazing to front elevation
affording excellent advertising
opportunities



Currently arranged as a
restaurant/café



Alternative uses considered (subject to
planning permission)



NIA - 918 sq ft (85.3 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 a prominent commercial unit within The Crescent' shopping centre in Hinckley town centre. The property is currently arranged as a restaurant/café but is suitable for alternative uses (subject to planning). The property benefits from feature glazing to the front elevation which affords excellent advertising opportunities. The accommodation comprises a restaurant/café area with a fully fitted bar, kitchen and disabled WC facilities. The kitchen area is fully fitted with an extraction system and a variety of appliances (which are available by way of separate negotiation). The property benefits from suspended ceilings with fluorescent strip lighting and an alarm system.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Sales Area	690	64.1
Ground	Kitchen	229	21.27
Ground	Disabled WC		
NIA Total		918 Sq Ft	85.28 Sq M

SERVICES

We understand all mains services are connected to the property which benefits from a mechanical extraction system.

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: £14,500 currently, £14,750 from 1 April 2023

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, at a commencing rental of £17,500 per annum exclusive.

The service charge payable for the year ending June 2022 amounted to £1,979.94.

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: B(34)

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.

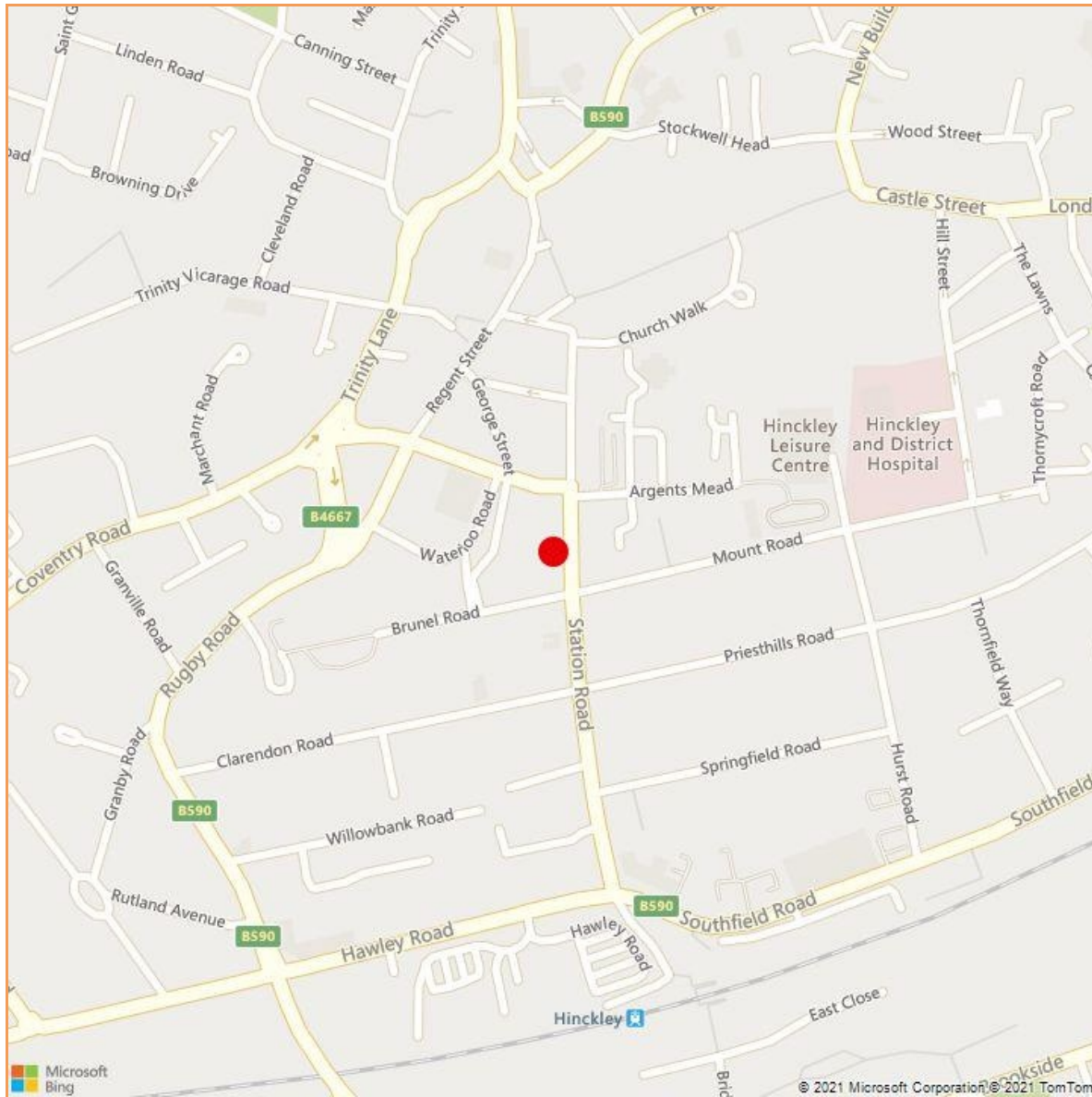
NOTE RE: PLANS

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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