



TO LET

CAFÉ PREMISES

1A High Cross Building, Regent Street, Hinckley, LE10 0AZ

Planning permission for Commercial Use Class E and Sui Generis (Hot Food Takeaway & Public House)



Fully fitted out as a café



Fitted kitchen area and disabled WC to the ground floor and WCs and stores to the basement



Air conditioning



NIA - 1,512 sq ft (140.5 sq m)



LOCATION

The units are located within the landmark Art Deco High Cross Building, in a highly prominent location within Hinckley town centre. The surrounding area is mainly of a retail/leisure nature, with public houses and restaurants nearby. Hinckley's recent retail/leisure development 'The Crescent' is 100m from the property with tenants including Loungers, Prezzo, Wildwood and Cineworld.

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, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station offers regular commuter services to Birmingham New Street and Leicester and is circa 0.5 miles from the subject property.

DESCRIPTION

The subject property comprises prominent corner retail premises within the landmark High Cross Building, situated on the corner of Regent Street and George Street (with glazing to both elevations), within Hinckley town centre.

The property has been fitted out to a high standard as a café and benefits from a kitchen area and disabled WC to the ground floor, with further male and female WCs and stores to the basement. Externally, there is on street car parking available to the Regent Street elevation.

We are advised that the property benefits from planning permission for Commercial Use Class E and Sui Generis (Hot Food Takeaway & Public House).

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Café/Kitchen areas	1,413	131.27
Ground	Disabled WC		
Basement	Store	10	0.93
Basement	Store	32	2.97
Basement	Plant Room	57	5.3
Basement	Male & Female WCs		
NIA Total		1,512 Sq Ft	140.46 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating and cooling is by way of air conditioning.

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: £20,250 (THIS IS NOT THE AMOUNT PAYABLE)

TENURE

The property is available by way of assignment of an effective full repairing and insuring lease (by way of service charge), at a passing rental of £20,000 per annum exclusive, for a term of 10 years from 22 December 2021. Rent review and break option at the end of year 5. Alternatively, a sublease outside of the security of tenure provisions of the Landlord and Tenant Act 1954 may be available or a lease of longer duration may be available directly from the Landlord.

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(56)

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.

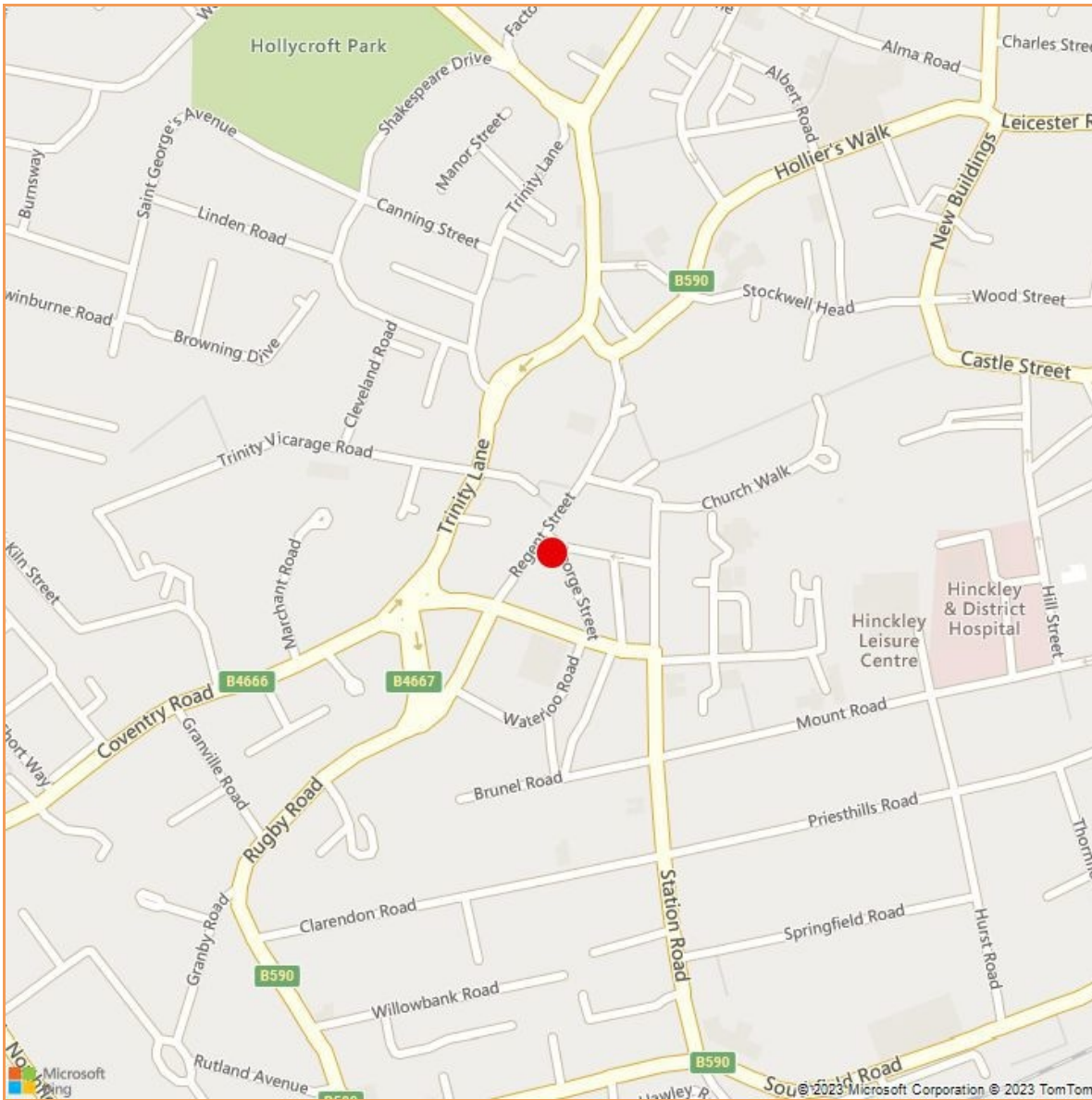
NOTE RE: PLANS

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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