

# wards

Call 01455 251771  
[www.wardscommercial.co.uk](http://www.wardscommercial.co.uk)

## Commercial



### PRELIMINARY DETAILS - TO LET PRIME RETAIL UNIT

3-5 Castle Street,  
Hinckley LE10 1DA

- Located in the prime retail pitch of the pedestrianised Castle Street in Hinckley
- Prominent double frontage
- Suitable for a variety of uses (STP)
- Car parking to rear
- NIA (VOA) - 1,574 sq ft (146.3 sq m)



## LOCATION

The property is located in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include Subway, TUI, Boots Optician, Santander, Clarks, Dorothy Perkins, Vodafone and Vision Express. 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 is located approximately 600m from the property and provides regular commuter services to Birmingham New Street and Leicester.

## DESCRIPTION

The property comprises a highly prominent double fronted ground floor retail premises, together with ancillary accommodation to the rear and partly above. In more detail the accommodation, on a net internal floor area basis, comprises the following:  
Ground Floor Retail Sales Area:  
Gross Frontage - 35' 11" (10.96 m)  
Shop Depth - 37' 7" (11.45 m)  
Overall Sales Area - 1,415 sq ft (131.5 sq m)  
Ancillary Accommodation:  
Office - 47 sq ft (4.4 sq m)  
Internal Storage - 75 sq ft (7.0 sq m)  
First Floor:  
Kitchen - 37 sq ft (3.4 sq m)  
Staff WC  
Externally there is car parking to the rear of

the property.

## SERVICES

We understand that mains electricity, water and drainage are connected to the property.

## RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Hinckley & Bosworth Borough Council were:  
Rateable Value: £38,250

## THIS IS NOT THE AMOUNT PAYABLE

The actual liability may be subject to relief and / or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

## TENURE

The property is available on a new effective full repairing and insuring lease (by way of service charge) at a commencing rental of £30,000 per annum exclusive.

## LEGAL COSTS

As is standard the ingoing Tenant will be responsible for the Landlord's legal costs incurred in the grant of the lease.

## EPC

EPC Rating: to be supplied

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior telephone appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

A referencing charge of £90 (£75.00 + 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 check 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.

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.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).