

# To Let

## Prime Retail Premises

### 4,596 sq ft (427 sq m)

Units 10/11 , Britannia Shopping Centre, Hinckley, LE10 1DB



- Located in the prime retail pitch of the pedestrianised Castle Street in Hinckley
- Deep display frontage into the Britannia Shopping Centre
- Nearby occupiers include New Look, Ryman, O2, F Hinds Jewellers and Clinton Cards

01332 295555

[raybouldandsons.co.uk](http://raybouldandsons.co.uk)

## Location

The property is located in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include New Look, Ryman, O2, F Hinds Jewellers, Clintons Cards, The Works, EE, Costa Coffee and WH Smith.

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.

## The Premises

The premises comprise a retail / Use Class E unit, with ground floor sales and first floor storage accommodation.

## Accommodation

Floor areas are quoted on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Ground Floor Retail	3,073 sq ft ( 285 sq m)
First Floor Storage	1,523 sq ft ( 141 sq m)

NIA Total	4,596 Sq Ft (427 Sq M)
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## Services

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

## Non-Domestic 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: £42,750

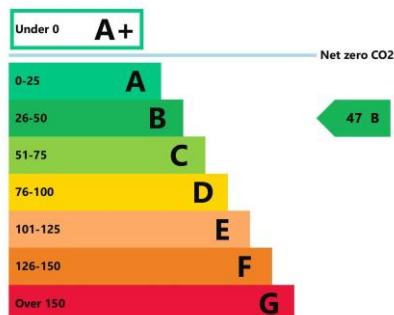
Interested parties should make their own enquiries of Hinckley & Bosworth Borough Council Non-Domestic Rates Dept, in order to confirm that this reflects the current position and to determine the actual rates liability.

## Energy Performance Certificate

The premises have been assessed as follows:

### Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Terms

The property is available to rent on a new effective full repairing and insuring lease (by way of service charge), for a term of years to be agreed, at a commencing rental of £39,000 per annum exclusive.

## Service Charge

A service charge is applicable for all units, costs confirmed upon request.

## Legal Costs

As is standard, the incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the grant of any lease.

## Value Added Tax

All transactions stated are exclusive of Value Added Tax.

## Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

## More Information and Viewing Arrangements

For more information and/or to arrange an inspection of the premises, please contact the letting agents, Raybould & Sons.

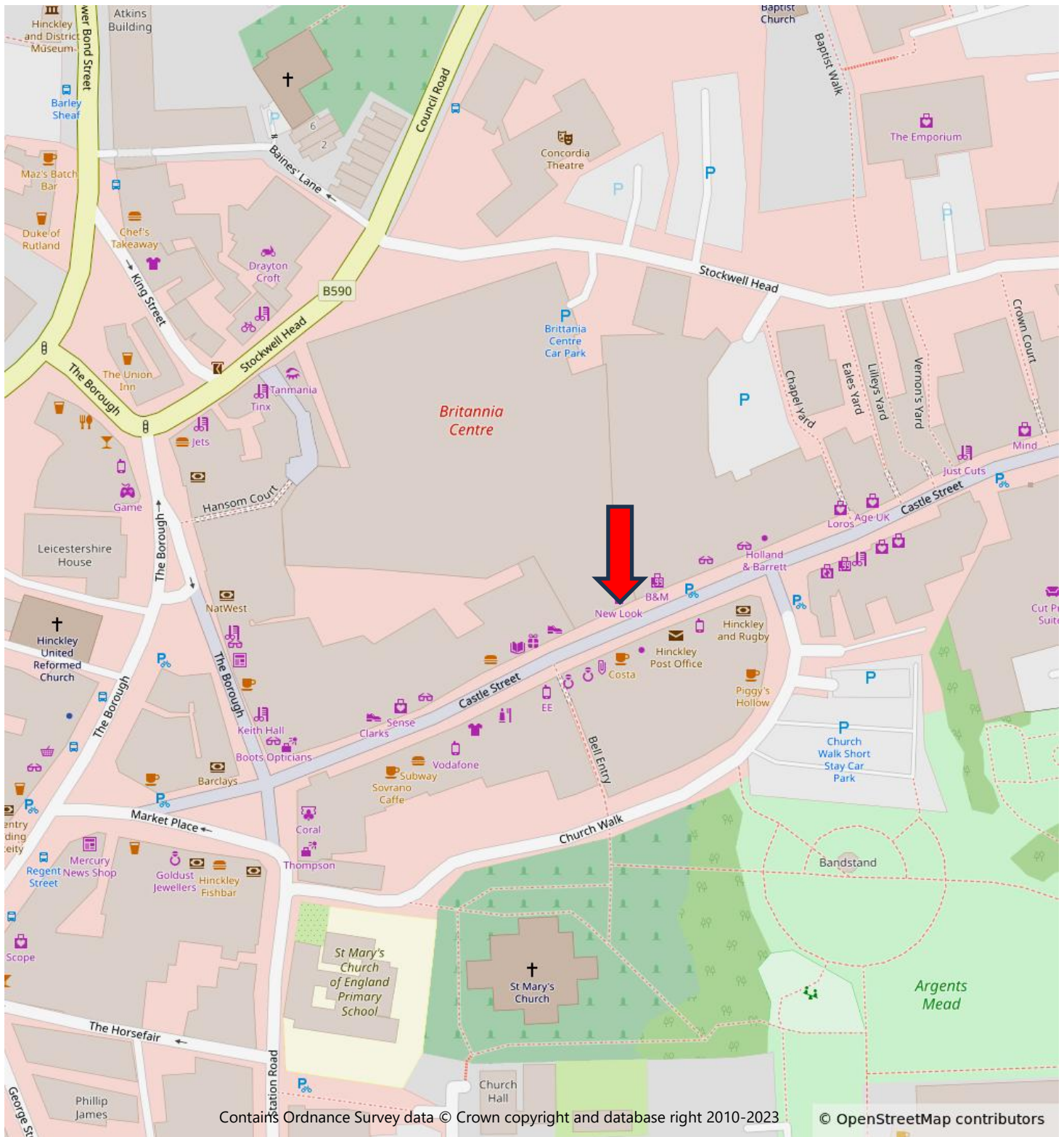
Contact: Martin Langsdale

Email: martin@raybouldandsons.co.uk

Tel: 01332 295555

*Subject to contract and availability*





#### Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

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