

**To Let**  
**Prime Retail Premises**  
**1,779 sq ft (165 sq m)**

30 Castle Street, Britannia Shopping Centre, Hinckley, LE10 1DB



- Located in the prime retail pitch of the pedestrianised Castle Street in Hinckley
- Suitable for a variety of uses - (subject to any necessary planning consent)
- Nearby occupiers include New Look, Ryman, 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, 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 property comprises a highly prominent retail premises, arranged over two floors, which benefit from ancillary stores, kitchen and WC facilities to the first floor.

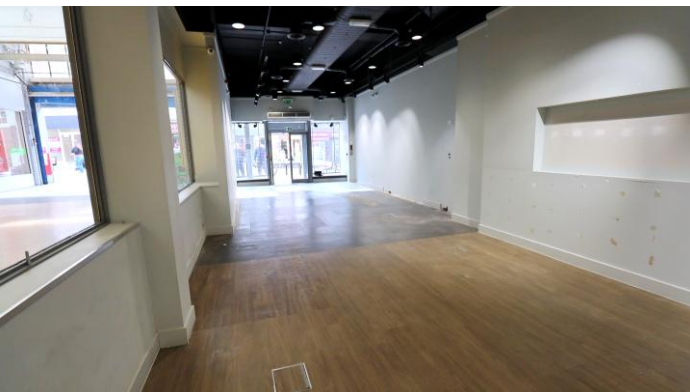
The property benefits from security shutters, air conditioning and LED lighting.

## 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	1,176 sq ft	(109.25 sq m)
First Floor Office	89 sq ft	( 8.27 sq m)
First Floor Storage	434 sq ft	( 40.32 sq m)
First Floor Ancillary	80 sq ft	( 7.43 sq m)

NIA Total                      1,779 Sq Ft (165.27 Sq M)



## 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: £21,750

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 EPC will be available shortly.

## 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 £25,000 per annum exclusive.

## Service Charge

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

## Legal Costs

As is standard, the ingoing 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](mailto:martin@raybouldandsons.co.uk)

Tel: 01332 295555

*Subject to contract and availability*

