



SHEPHERD
COMMERCIAL

80 Rugby Road, Hinckley, LE10 0QD

A 330sqft lock up self-contained retail unit in the Hinckley suburbanisation.

Summary

Tenure	To Let
Available Size	330 sq ft / 30.66 sq m
Rent	£7,500 per annum
Service Charge	N/A
Rateable Value	£3,100 Benefits from 100% Small Business Rate Relief
EPC Rating	C

Key Points

- Self-Contained
- Ready For Fit-Out
- Class E
- Rear Parking
- Roller Shutter
- High Prominence

80 Rugby Road, Hinckley, LE10 0QD

DESCRIPTION

80 Rugby Road, Hinckley is a newly refurbished 330sqft lock-up retail unit comprised of a single open plan sales area together with rear parking and W.C facilities. Comprised a single-storey brick-built unit and set within a small parade of three retail properties, 80 Rugby Road is surmounted by flat felt roofing and comes equipped with a roller shutter.

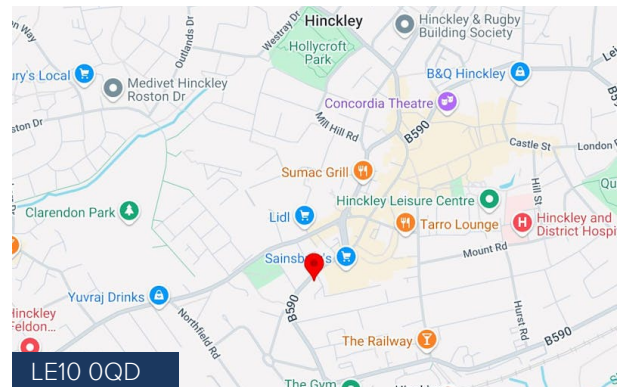
The unit is adjacent to One Stop Clarendon Road and benefits from ample footfall in and out of the store.

LOCATION

80 Rugby Road, is located on the corner of Clarendon Road in the town of Hinckley. Connected to arterial routes for the town centre, and situated just 1.5 miles from the M69 and 1 mile from the A5. As of 2021, Hinckley Town had a census population of circa 52,000 residents with the broader borough exceeding 115,000 population.

VIEWINGS

Strictly by appointment with Shepherd Commercial



Viewing & Further Information

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