



TO LET
RETAIL UNIT

3 Crown Court, Castle Street,
Hinckley, LE10 1DD

Planning permission for a Tattoo
Parlour (Sui Generis)



May be suitable for other uses (STPP)



Located on Crown Court, just off Castle
Street



Kitchen and WC facilities



NIA - 387 sq ft (36 sq m)



LOCATION

The property is located in the Crown Court retail development, which benefits from a walkway linking Castle Street with Stockwell Head. The subject property is situated towards the Stockwell Head end of the development with frontages to both the walkway and prominently to Stockwell Head itself. Other occupiers of Crown Court include the Country Crust Café, a Nail bar and Crown Court Hairdressing. Additionally Jaspers of Hinckley is situated on the opposite side of Castle Street to the entrance to Crown Court, with other major retailers nearby.

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.

DESCRIPTION

The property comprises ground floor retail premises located in Crown Court in Hinckley town centre, which have most recently been occupied as a tattoo parlour. The property may be suitable for alternative uses (STPP).

The accommodation comprises an open plan retail area with store, kitchen and WC facilities. The property benefits from laminate flooring, ceiling spotlights and UPVC double glazed windows and door.

ACCOMMODATION

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

| | | SQ FT | SQ M |
|-----------|---------|-----------|------------|
| Ground | Retail | 299 | 27.78 |
| Ground | Kitchen | 78 | 7.25 |
| Ground | Store | 11 | 1.02 |
| NIA Total | | 387 Sq Ft | 35.95 Sq M |

SERVICES

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

PLANNING

We understand the property has planning permission for a Tattoo Parlour (Sui Generis) which was granted in November 2015 (Reference 15/01002/COU with Hinckley & Bosworth Borough Council).

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: £3,950

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent on a new effective full repairing and insuring lease (by way of service charge), for a term to be agreed, at a commencing rental of £5,400 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.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(91)

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.

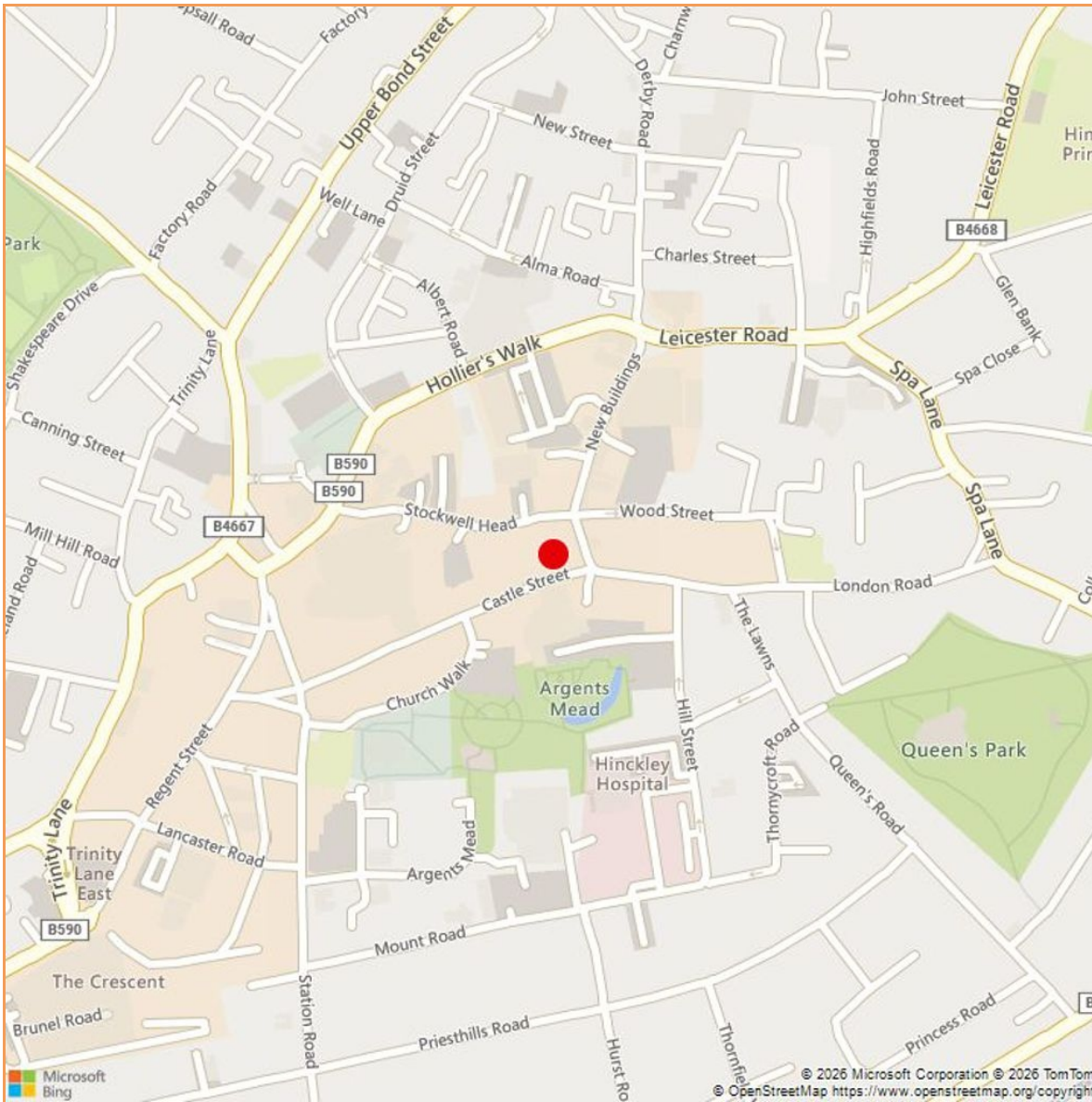
NOTE RE: PLANS

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.





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