



TO LET

GROUND FLOOR RETAIL/OFFICE UNIT

5 Hill Street,
Hinckley, LE10 1DS

Partitioned boardroom



Perimeter trunking



Electric heating



Two car parking spaces



NIA - 625 sq ft (58 sq m)



LOCATION

The property is located towards on Hill Street in Hinckley, close to its intersection with Castle Street. There are residential dwellings opposite and similar office and retail units in close proximity.

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.

DESCRIPTION

The subject property comprises retail/office premises located close to the intersection of Hill Street and Castle Street in Hinckley town centre.

Internally, the property comprises an open/plan retail/office area with partitioned boardroom, kitchen and WC facilities. The property benefits from suspended ceilings with inset lighting, a mixture of laminate and carpeted flooring and perimeter trunking.

Externally, there are two car parking spaces in the communal car park.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail/Office Areas	585	54.35
Ground	Kitchen	23	2.14
Ground	Store	16	1.49
NIA Total		625 Sq Ft	58.06 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of electric panel heaters.

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: £5,800 from 1 April 2026

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new effective full repairing and insuring lease (by way of a service charge) at a commencing rental of £9,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(62)

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.

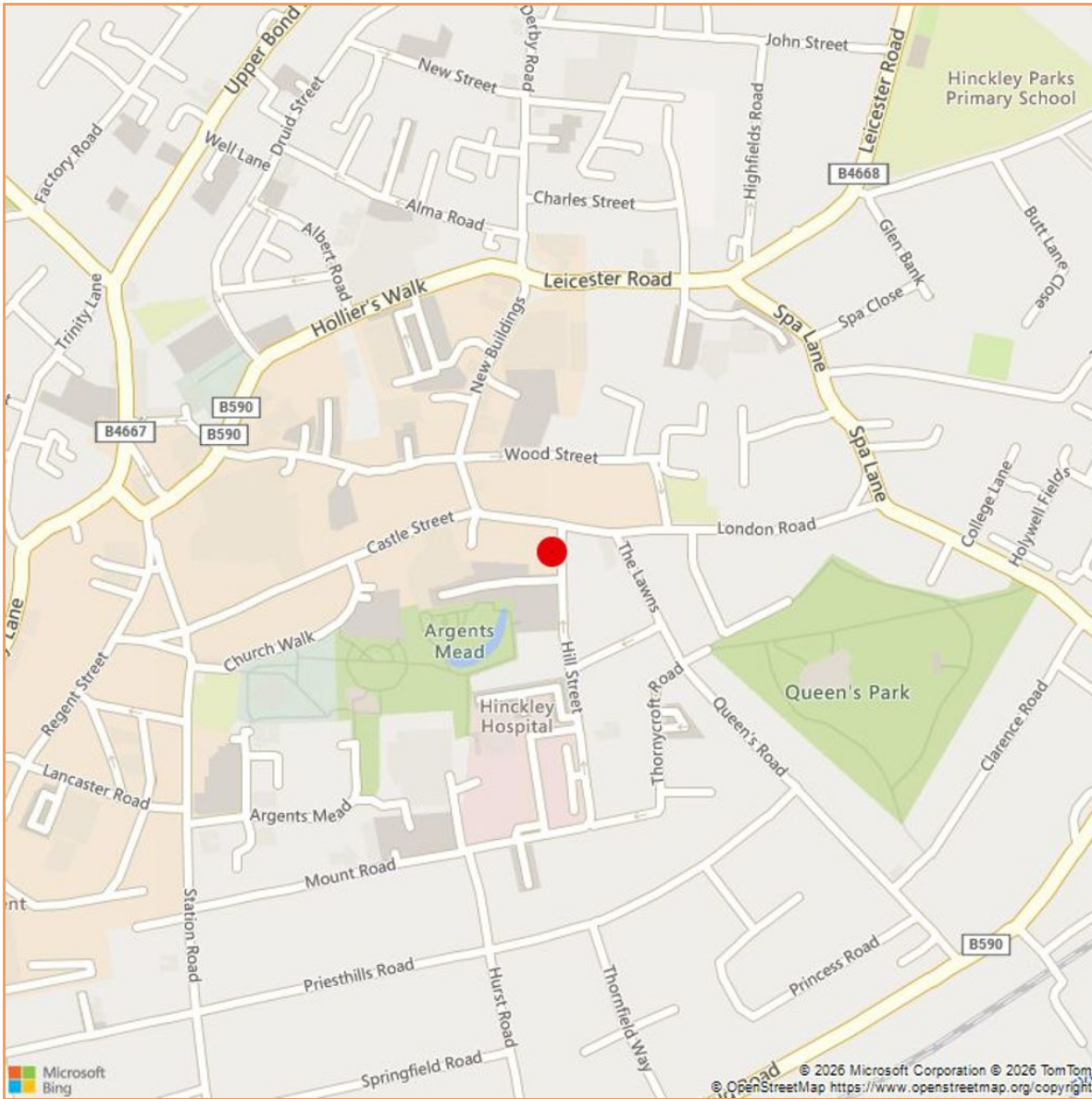
NOTE RE: PLANS

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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