



To
Let

Prime
Retail
Unit
£22,500 pa



15 Castle Street, Hinckley, Leicestershire, LE10 1DA Prime Retail Unit to Let

- Situated in the prime retail position within the pedestrianised Castle Street
- Surrounding retailers to include EE, New Look, Costa Coffee, H Samuel and Bodycare
- Available by way of a new full repairing and insuring lease
- Commencing rental of £30,000 per annum

Location

The property is located within the prime pedestrianised Castle Street within Hinckley. Surrounding retailers to the unit include EE, New Look, Costa Coffee, H Samuel and Bodycare. The entrance to The Britannia Centre is located opposite.

Hinckley is situated in between Leicester to the North East and Coventry to the South West and is the second largest town in Leicestershire.

Accommodation

The property offers the following approximate areas.

Ground Floor Sales –	148.55 m2 (1,599 sq ft)
1 st Floor Stores -	84.07 m2 (905 sq ft)
2 nd Floor Stores -	33.17 m2 (357 sq ft)

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

A commencing rental of £22,500 per annum is sought.

Business Rates

The property is assessed within the 2017 Rating List as follows.

Ratable Value -	£34,000
Rates Payable 2019/20	£16,694

Planning

The property currently has the benefit of an A1 retail consent, but maybe suitable for alternative uses subject to obtaining the necessary planning consents.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

Viewing

Strictly by appointment with the sole agents.

EPC – E - 103



Please contact:

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