



TO LET

BUSINESS CENTRE CAFÉ OPPORTUNITY

Café, The Atkins Building,
Hinckley, LE10 1QU

Comprising a partitioned
kitchen/servery and open plan seating
areas



Outside terrace



Potential for additional hours
including evenings and weekends



Additional basement space of up to 800
sq ft available



Flexible lease terms available



LOCATION

The Atkins Building is located in a highly prominent position on Lower Bond Street on the fringe of Hinckley town centre. There is a pay and display car park directly opposite the building. Hinckley railway station is located approximately 0.5 miles from the property and provides regular commuter services to Birmingham New Street and Leicester.

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.

DESCRIPTION

The subject property comprises an open plan café area in the Reception/Gallery area of the Atkins Building. There is a partitioned Kitchen and Servery area along with licensed sitting out areas, including an outside terrace. Extended hours (evenings and weekends) and licensing would be considered. Additional basement areas of up to 800 sq ft are available by way of separate negotiation for additional preparation or events space.

The Atkins Building is the former home of Atkins of Hinckley who established a presence in Hinckley in 1722 and produced hosiery until 1995, by which time it was the oldest existing and operating hosiery factory in the world. In September 1995 the Atkins business was taken over by Coates Viyella who manufactured hosiery until the factory's closure in 2002. In 2008 Hinckley & Bosworth Borough Council purchased the Atkins building and renovated it in to a creative business centre which was opened in September 2010. The Atkins office and studio facilities have been designed to be modern, affordable and with community in mind. Individual spaces are available in sizes from 150 sq ft to 6,000 sq ft, catering for small and growing companies from many different business sectors and can accommodate a variety of needs.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Kitchen	89	8.27
Ground	Servery	88	8.18
Ground	Open plan seating	423	39.3
NIA Total		600 Sq Ft	55.74 Sq M

SERVICES

We understand all mains services are connected. The offices benefit from gas fired panel radiators and lift access.

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: £8,700

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The accommodation is available on flexible lease terms at a commencing rental of £6,000 (plus VAT) 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(70)

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

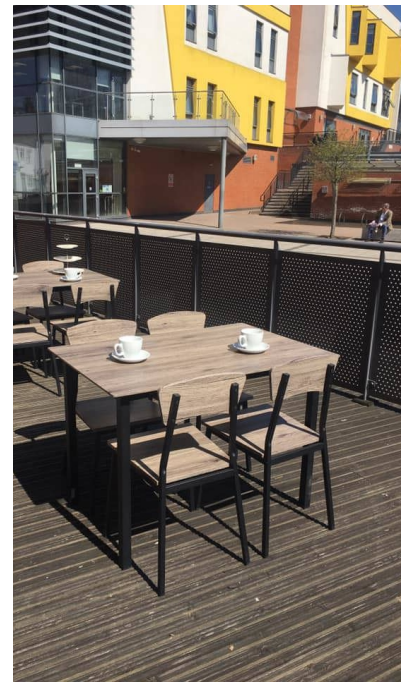
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

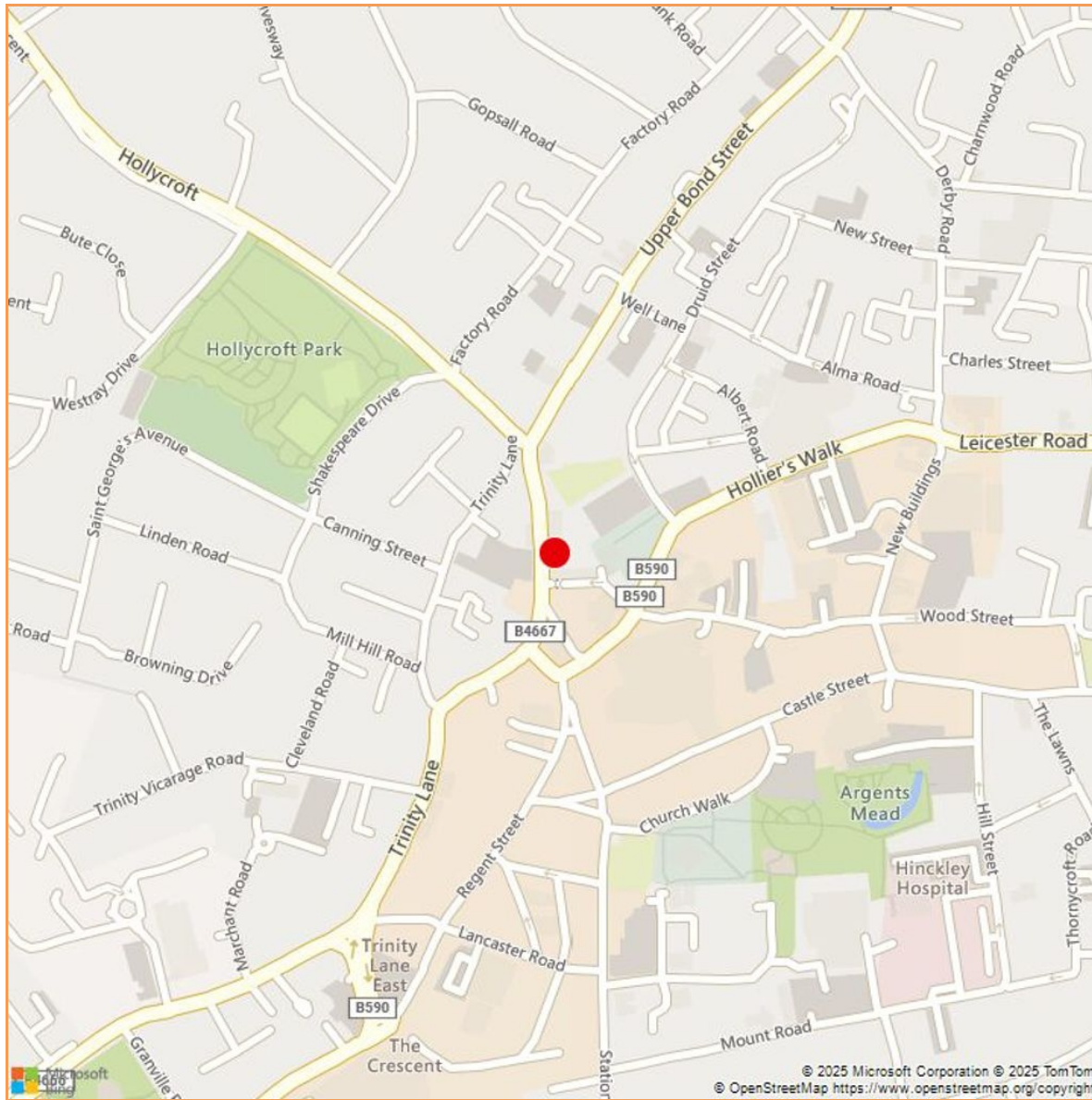
NOTE RE: PLANS

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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