

## Prime Class E unit to let – subject to vacant possession

116.30m<sup>2</sup>  
(1,252ft<sup>2</sup>)

- Class E premises arranged over two floors
- Prime High Street pitch
- Occupiers in the vicinity include **B&M, Boots, The Works, Greggs** and **Specsavers**
- Adjoining occupiers include **The Works** and **O2**
- Quoting rent £25,000 per annum exclusive



TO LET



Location



Gallery



Contact

FHP are pleased to bring to the market this prime high street retail/leisure unit located in a busy, pedestrianised high street location.

## Location

Hinckley is an attractive market town of circa 28,500 residents, located 14 miles northeast of Coventry, and 14 miles southwest of Leicester.

Castle Street is the prime retail/leisure destination in Hinckley. National occupiers represented include **B&M, Greggs, The Works, Specsavers, Boots** and **O2**.

Adjoining occupiers to the subject premises include **The Works** and **O2**.

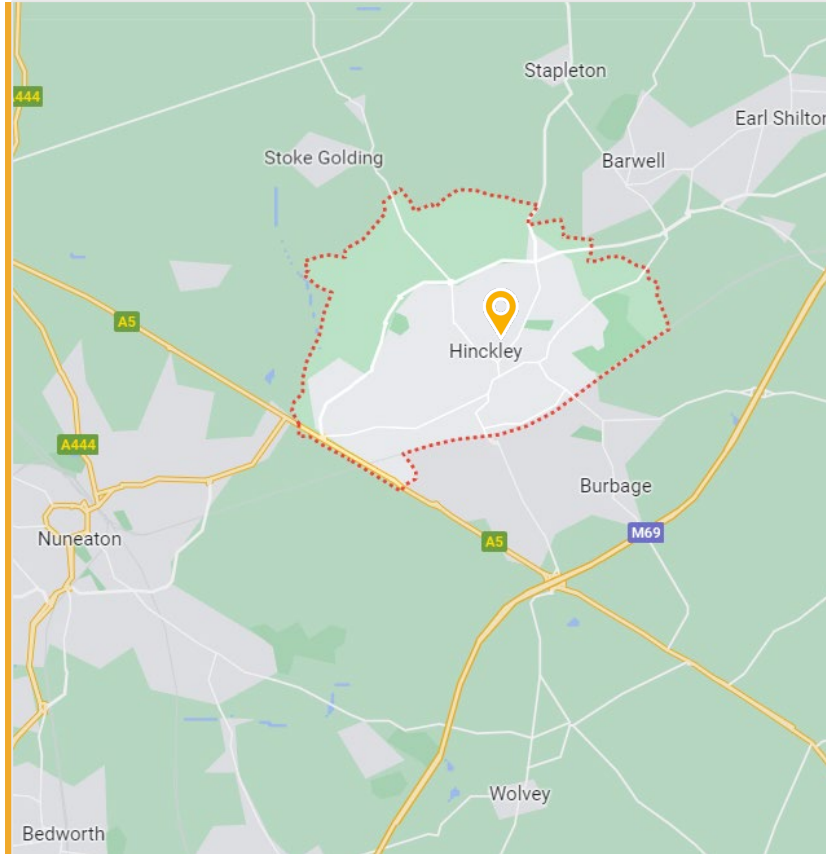
## Description

Accommodation is arranged over two floors with ground floor sales and first floor ancillary/storage space. There is staff WC and office located to the first floor and loading to subject premises is via the entrance off Castle Street. Mains electricity and gas are connected.

## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	116.30	1,252
First floor	44.80	482
<b>Total</b>	<b>161.10</b>	<b>1,734</b>





## Lease Terms and Rental

Subject to vacant possession, the property is available by way of a new, effectively full repairing and insuring lease at a quoting rent of:-

**£25,000 per annum exclusive  
(Twenty Five Thousand Pounds)**

VAT, Service Charge, Business Rates and utilities will be charged in addition to the rent.

## Business Rates

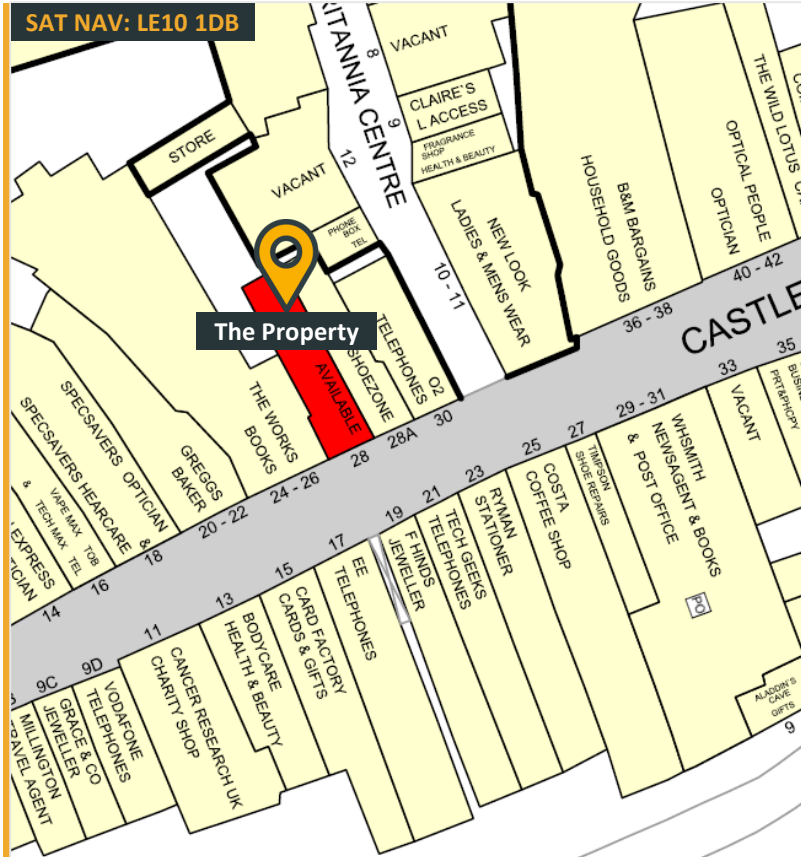
We have been advised by Hinckley and Bosworth Borough Council Business Rates Department that the property is assessed as follows:

**Rateable Value (2023):                    £ 23,500**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

## Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.



### EPC

A copy of the Energy Performance Certificate is available on request.

### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

The property is selected for the purposes of VAT and will be charged in addition to the rent.

### Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

#### Oliver Daniels

07896 035 805

oliver.daniels@fhp.co.uk

#### Doug Tweedie

07887 787 892

doug@fhp.co.uk



#### Fisher Hargreaves Proctor Ltd.

First Floor  
122-124 Colmore Row  
Birmingham, B3 3BD

fhp.co.uk

13/09/2023