

2A Castle Street | Hinckley | LE10 1DB

Prominent high street unit located in busy market town

83.59m²
(900ft²)

- Class E premises on prime high street pitch
- Nearby retailers in the vicinity include **B&M**, **Boots Opticians**, **Greggs** and **Costa**
- Ideal starter unit
- New lease available
- Quoting rent £13,500 per annum exclusive



TO LET



Location



Gallery



Contact



Location

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

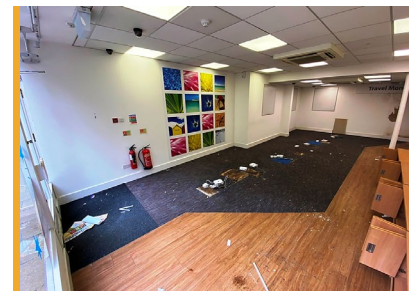
Castle Street is the prime retail/leisure destination in Hinckley. National occupiers represented include **B&M**, **Boots Opticians**, **Greggs**, **Clarks**, **Timpson**, **EE**, **Vodafone** and **Costa**.

Description

The accommodation is arranged over ground floor only. Mains electricity is connected.

Floor Areas

| Description | m ² | ft ² |
|--------------|----------------|-----------------|
| Sales area | 44.24 | 476 |
| Ancillary | 39.35 | 424 |
| Total | 83.59 | 900 |





Lease Terms and Rental

The property is available by way of a new, effectively full repairing and insuring lease for a term to be agreed at a quoting rent of:-

£13,500 per annum exclusive
(Thirteen Thousand Five Hundred Pounds)

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

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

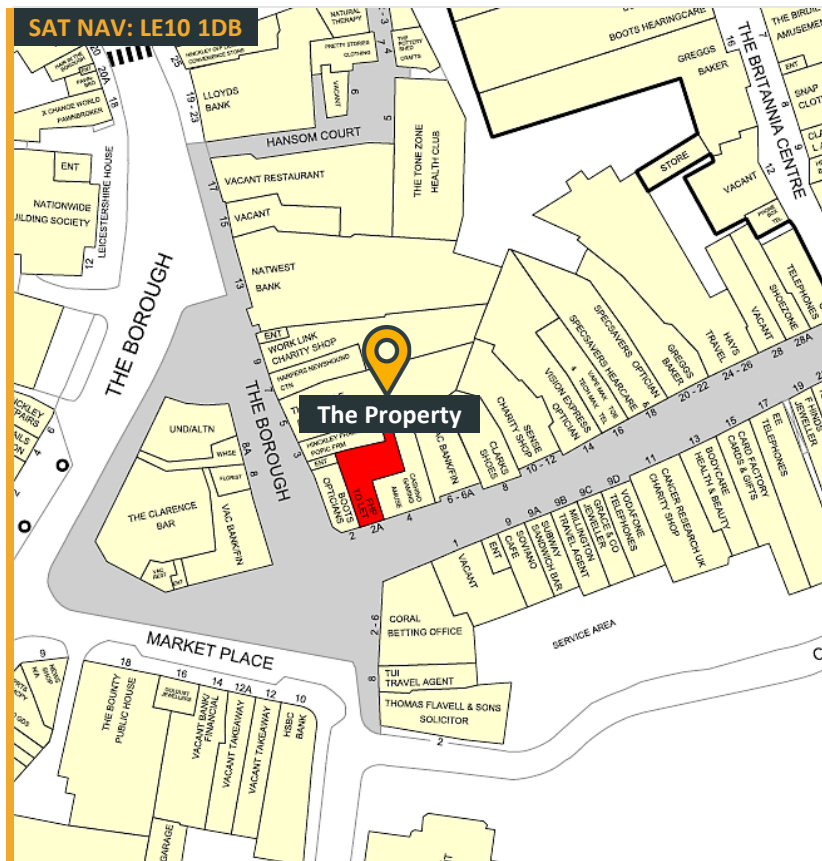
Rateable Value (RV): £14,250

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the 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.

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

15/10/2024

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.