Unit B1 | **The Crescent Shopping Centre** | Station Road | Hinckley | LE10 1AP

Prime shopping centre retail/leisure unit with outdoor seating potential

Ground floor sales
319.96m² (3,444ft²)

- Prime pitch unit in a shell condition
- Open air shopping centre in the heart of the town
- Directly opposite 105,000ft² Sainsbury's superstore
- 546 space car park
- Nearby tenants include **Sainsburys**, **Costa**, **TK Maxx**, **Cineworld** and **Prezzo**
- Quoting rent - £51,500 per annum



TO LET

Location | Gallery | Contact

FHP
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Location

Hinckley is located approximately midway between Leicester and Coventry. The town lies 15 miles to the southwest of Leicester and 25 miles northeast of Birmingham. Quick and easy access to the national motorway network via the A5 which joins the M69 leading south to the M6 and north to the M1.

The Crescent provides Hinckley's town centre with a significant retail, leisure, and supermarket offering. Home to a diverse mix of multinational brands, it spans over 165,000 sq ft and is anchored by a Sainsbury's of approximately 105,000 sq ft. The development also features approximately 546 parking spaces for visitor convenience.

Nearby occupiers include Costa Coffee, Poundland, TK Maxx, Superdrug, Sainsburys, Shoezone and Coffee#1.

The Property

The property comprises a prominent retail/leisure premises in the heart of the shopping centre. It features a ground floor retail unit with an extensive glass frontage and the unit is currently in a complete shell condition.

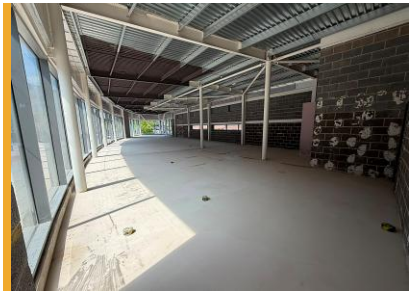
EPC

B27 - a copy of the Energy Performance Certificate is available upon request.

Service Charge

A service charge will be applicable, more details on request.













Accommodation

The property provides the following approximate areas:-

Description	m²	ft²
Ground floor sales	319.96	3,444

Lease Terms

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

Rent

The property is available at a rent of:-

£51,500 per annum

Planning

The property falls within **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 and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party will bear their own legal costs incurred.



Business Rates

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

Rateable Value: £57,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.

Further Information

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

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10/12/2025

Please **click here** to read our "Property Misdescriptions Act". E&OE.