

To Let

£35,000 per
annum

Prominent Retail Unit To Let

3,643 Sq Ft (338.43 Sq M)



52 Castle Street, Hinckley, Leicestershire LE10 1DB

Property Highlights

- High Street Location
- Good footfall
- Well served by nearby public car parks
- Fully glazed double frontage
- Cat 6 lighting
- Ceiling mounted heating/cooling system



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Location

Hinckley is located in the heart of the Midlands. The town benefits from good road communications and is served by the A5 which provides a direct link with Junction 1 of the M69, Junction 2 of the M6 lies approximately 8 miles south. The town is connected to the national rail network with journey times to London of approximately 1hr 25 minutes.

Situation

Castle Street is Hinckley's principle pedestrianised retail thoroughfare. The subject property occupies a prime retailing pitch on the north side of Castle Street in close proximity to the popular Britannia Shopping Centre. Other nearby occupiers include Holland and Barrett, Costa Coffee, New Look, Greggs, Specsavers, WH Smith, Carphone Warehouse and Wilko. The Stockwell Head Chapel Yard public car park is located immediately to the rear of the property and provides some 32 parking spaces whilst the Castle Street car park is immediately opposite, providing some 70 parking spaces. The property benefits from a strong footfall.

Description

52 Castle Street is a two storey retail premises providing good quality accommodation. The ground floor contains a large, regular shaped retail area with kitchen and store to the rear and loading access. The ground floor benefits from Cat 6 lighting, suspended ceilings, ceiling mounted heating/cooling, vinyl flooring, disabled access WC and staff kitchen/break out area. The first floor is configured predominantly open plan office space which has good levels of natural light as well as a suspended ceiling, stock room, WCs and office.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	2,336	217.01
First Floor	1,307	121.42
Total Net Internal Area	3,643	338.43

Business Rates

Rateable Value (2017)	£39,750
Uniform Business Rates (2018/19)	0.48 pence
Rates Payable (approx)	£19,080

Tenure

Available by way of new lease direct with the Landlord on terms to be agreed.

Services

All mains services are connected but have not been tested.

EPC

The property has an EPC Rating of E- 111

Viewing

Strictly by appointment with the agent Bromwich Hardy or joint agent Martin Herbert at Space:

E: martin.herbert@space-rpc.com Tel: 0345 900 3907

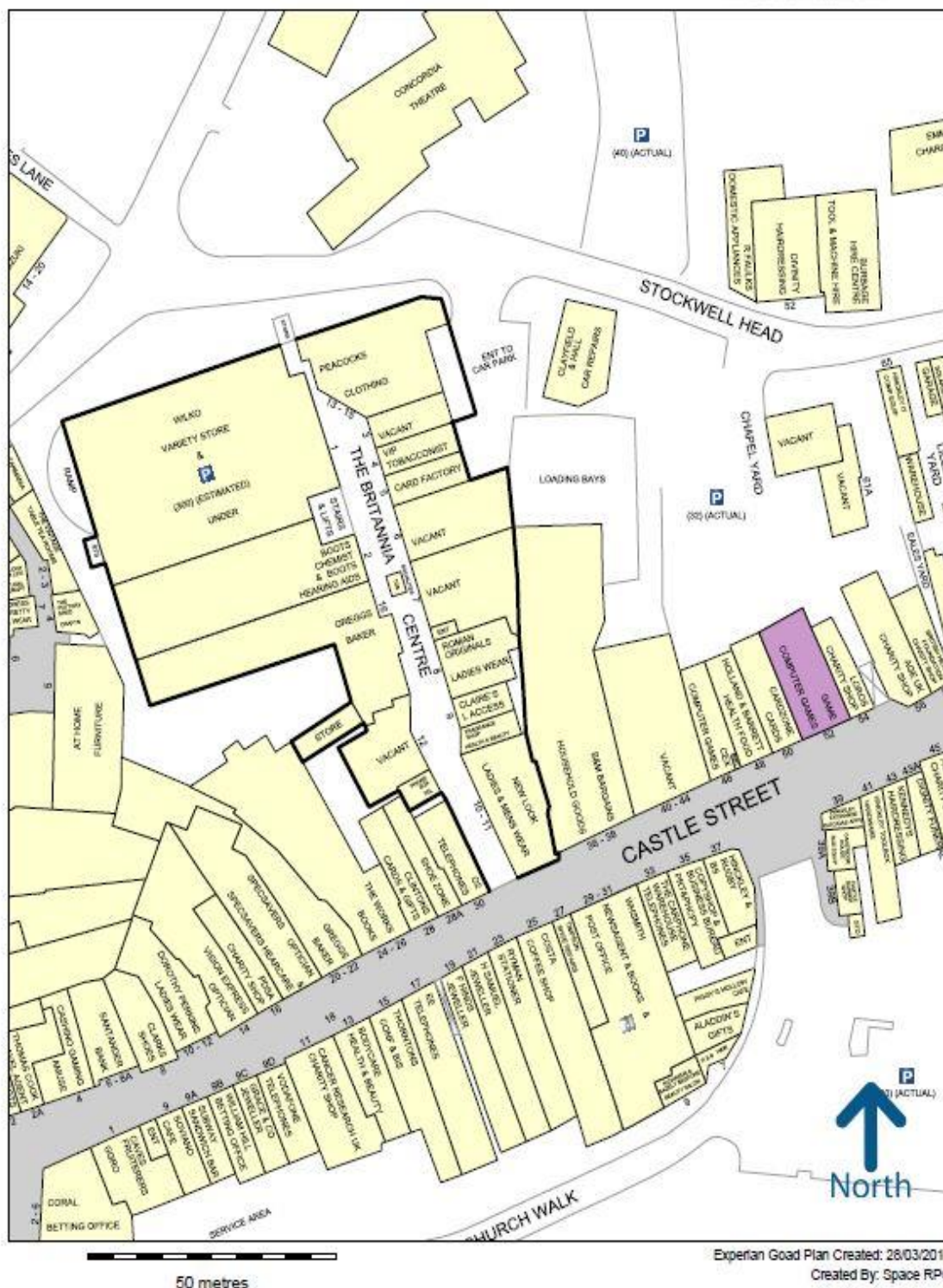


Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.



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