

TO LET

Various Retail Units to Suit a Number of Uses

Units 1-8, Hansom Court, Hinckley LE10 1NG



RENTS FROM £4,500 TO £18,500 pax

- **Units From 409 sq. ft. to 4,015 sq. ft. (38.03 sq. m to 373 sq. m)**
- **Central Location**

Websites: www.howkinsandharrison.co.uk; www.estatesgazette.com/propertylink; www.novaloca.co

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION

The retail arcade known as Hansom Court is situated between Regent Street and The Borough and comprises ten self-contained retail units located within a courtyard development that was originally constructed in the mid 1980's. The retail units offer a variety of sizes to suit a number of commercial uses, subject to planning. The units are located in close proximity to Hinckley town centre in a pedestrianized location with a limited number of on-street parking spaces available fronting onto The Borough. Hinckley is a bustling market town which has seen a considerable amount of inward investment into the retail offer over the past three years.

ACCOMMODATION

The accommodation comprises a number of self-contained retail units which are available to lease on a new internal repairing and insuring terms. The accommodation is over ground floors and comprises the retail accommodation to include w.c. and kitchenette facilities in each of the units. The various units comprise the following:

Accommodation	SQ.M	SQ.FT
Units 2-3	6.21	668
Unit 4	47.3	509
Unit 5	373.0	4,013
Unit 6	38.0	409
Unit 7	68.0	732
Unit 8	45.1	485

RENTAL

Units 2-3	£6,700 pax
Unit 4	£5,500 pax
Unit 5	18,500 pax
Unit 6	£5,500 pax
Unit 7	£7,000 pax
Unit 8	£4,500 pax

PLANNING

We understand that the various retail units have planning permission for A1 or A5 Use. We recommend interested parties make their own enquiries of Hinckley & Bosworth Borough Council Planning Department in respect of any potential alternative uses.

TENURE

The retail units are available To Let on a new internal repairing and insuring lease, subject to an existing service charge. The individual units are available on lease terms, subject to a minimum of three years.

SERVICES

We are advised that main services are connected to the units, including mains water, drainage and electricity. At present mains gas is only connected to Units 2 and 3. The individual tenant will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

OUTGOINGS

We understand that under the 2017 Rating List the individual units have the following Rateable Values:

Units 2-3	£6,200
Unit 4	£4,600
Unit 5	£14,500
Unit 6	£3,800
Unit 7	£4,700
Unit 8	£3,850

Interested parties are advised to make their own enquiries of Hinckley & Bosworth Borough Council in respect of any Business Rates that are payable. The majority of the units will qualify for Small Business Rates Relief and occupiers may receive up to 100% relief in this respect.

Service Charge

A Service Charge is levied for the upkeep of the communal areas to include maintenance and repair, waste disposal, Landlord's communal electricity. Full details of the service charge is available upon request.

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VAT

Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable. It is confirmed that the units are not subject to VAT. However, the service charge payments are VAT elected.

VIEWING

Strictly by prior appointment via the joint agents Howkins & Harrison LLP on 01788 564 678.
Please contact:

David Grove
Email: (david.grove@howkinsandharrison.co.uk)

and

Faulkner & Co. on 01455 251535

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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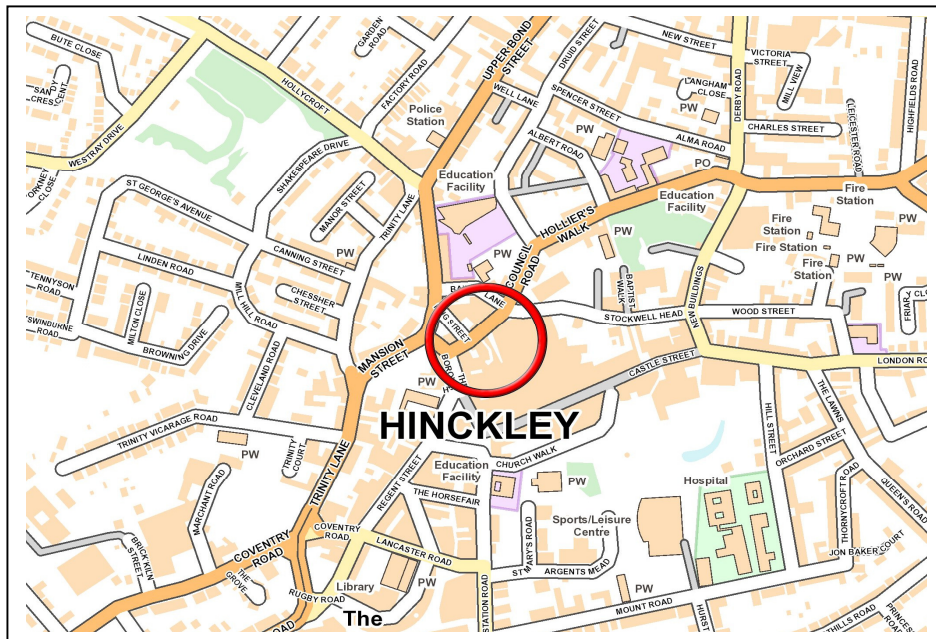
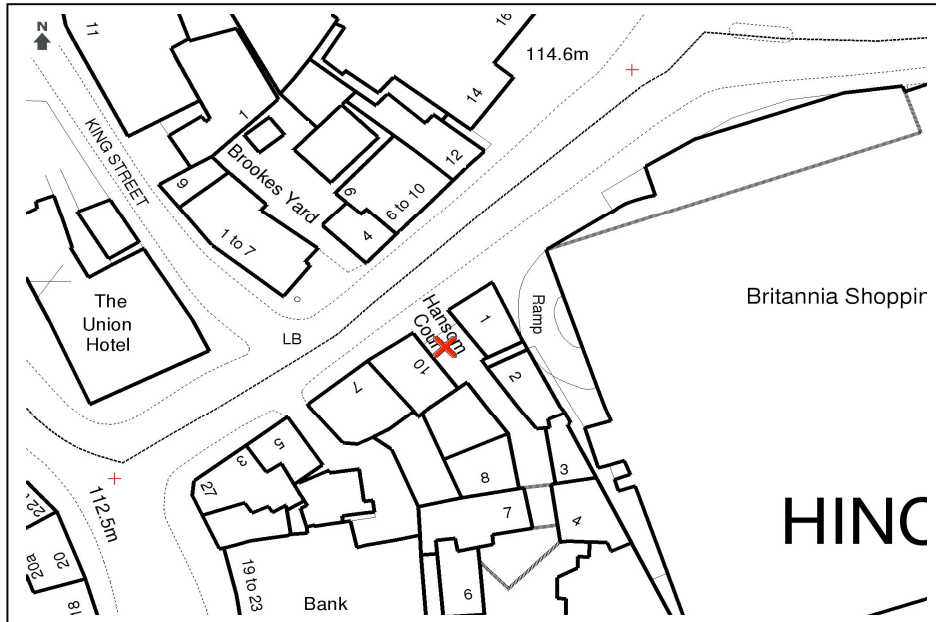
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AWAITING EPC

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