

10-12 Castle Street
Hinckley | LE10 1DB

Prime Class E Retail Unit For Sale/To Let

Ground Floor 223.34m² (2,404ft²)



- Class E premises arranged over two floors
- Prime High Street retail pitch
- Regularly configured trading space
- Occupiers in the vicinity include B&M, Boots, The Works, Greggs and Specsavers
- Adjoining occupiers include Clarks and Vision Express
- Potential to convert first floor (STPC)



For Sale/To Let



Location

Hinckley is an attractive market town of c. 28,500 residents, located 14 miles north east of Coventry, and 14 miles south west of Leicester.

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

Adjoining occupiers include **Clarks** and **Vision Express**.

Accommodation is arranged over two floors and comprises nearly 5,500 sq ft, providing scope for a number of alternative uses (STPC).

Accommodation

We understand that the property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor Sale	233.34	2,404
Ground Floor Anc	48.40	521
First Floor Anc	236.18	2,542
Total	517.92	5,467

(This information is given for guidance purposes only)



For Sale

Unconditional offers are sought in the region of **£375,000**.

To Let

Rental offers are sought in the region of **£37,500 per annum exclusive**.

VAT

The property is VAT elected.

Legal Costs

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

EPC

A copy of the energy performance certificate is available upon request.

Business Rates

We are verbally advised by Hinckley & Bosworth Borough Council Business Rates Department that the property is assessed as follows:

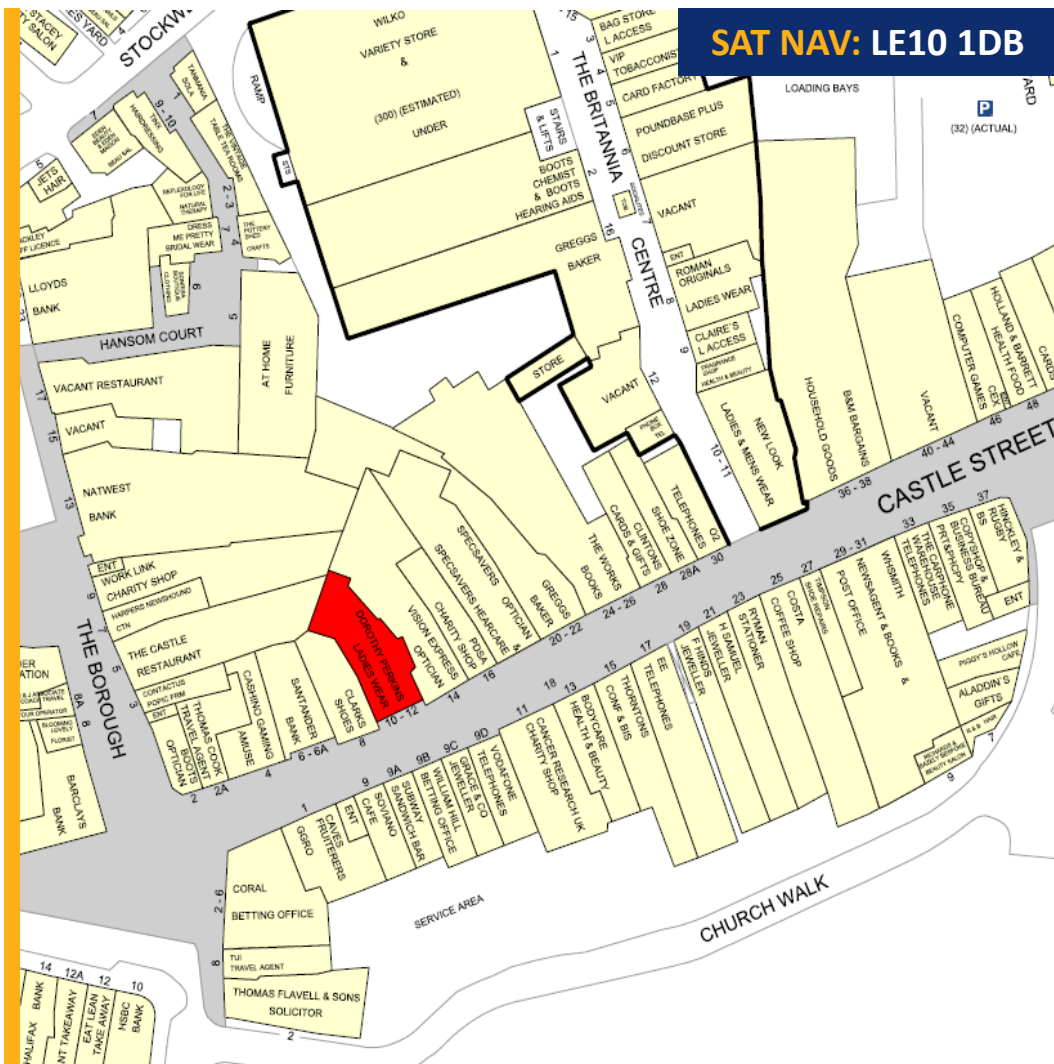
Rateable Value 2017: £45,250

The current UBR is 49.9p. Under the latest Government relief qualifying retail and hospitality businesses impacted by Covid-19 will receive full rates relief until 30/6/21, thereafter and to 31/3/22 there will be a discount of 66%. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses from 1st September 2020:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Hinckley & Bosworth Borough Council on 01455 238 141).



For further information or to arrange to view please contact:

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17/03/21

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.