

**FIRST FLOOR
9A THE BOROUGH
HINCKLEY
LEICESTERSHIRE
LE10 1NL**

- ⇒ First floor open plan retail unit
- ⇒ Located on a commercial parade in Hinckley town centre
- ⇒ GIA: 1006 sqft (93.5 sqm) approx.
- ⇒ Former hairdressers—Class E use
- ⇒ Potential for other uses
- ⇒ Laundry room, store, W/C

RENTAL: £10,000 pax



REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16



Location

This property is located in a pedestrianised area in Hinckley town centre on a commercial parade at the junction of The Borough and Regent street. It is situated in close proximity to central amenities within Hinckley and has transport links to and from areas of Leicester.

Description

A self contained first floor open plan retail unit of approximately 1,006 sqft (93.5 sqm). The unit was previously used as a hairdressing salon and comprises of a salon/retail area, laundry room, w/c and storage area.

Accommodation: *Measurements are approximate*

Open plan retail area, w/c

Laundry room

Store

W/c

Total GIA: **1006 sqft (93.5 sqm)**

Planning

We understand that the property has Class E use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Hinckley and Bosworth Council planning department on 01455 238 141.

Rent/Service Charge

£10,000 pax.

Lease Terms

The lease to be offered is for a term of 3 years or longer with 3 yearly rent reviews on a full repairing and insuring basis. The property requires a quarters rent deposit and the tenant to contribute to buildings insurance. VAT is not applicable.

Legal Cost

The ingoing tenant to be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Rating Assessment

Local authority:	Hinckley and Bosworth
Description:	Hairdressing and salon premises
Rateable value:	£6,000.00
Rates payable:	£3,060.00
Period:	2017 - present

Energy Performance Certificate:

Pending.

Viewing

Strictly by appointment through the agents.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

Important Information: Kal Sangra ~ Shonki Brothers their clients and any joint agents give notice that:

These particulars are prepared as a general guide for the property and whilst they are believed to be correct their accuracy is not guaranteed. As such all photographs, measurements, floorplans and distances referred to are only provided as a guide and should not be relied upon for the purchase of flooring or any other fixtures or fittings.

Any and all fixtures and fittings listed in these particulars are deemed removable by the vendor. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any applications.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

These particulars do not constitute part or all of an offer or contract.

Whilst we take care in preparing these particulars, it is the buyers responsibility to ensure they have carried out all their investigations of the various aspects of the property and that his/her legal representative confirms as soon as possible all matters relating to title, including the extent and boundaries of the property and other important matters, before exchange of contracts

Any ground rent, service charges and any other lease details (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the property.

In accordance with the Money Laundering Regulations 2017, the intending purchaser will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.