

WINE BAR
Class A4 Use

TO LET



**1 EDWARDS CENTRE
REGENT STREET
HINCKLEY
LEICESTERSHIRE**



• **Sales Area 76.5m² (823ft²)**

• **Suitable for Classes A1, A2 and A3 Use**

Town Centre retail premises prominently located on the edge of the pedestrianised central shopping core close to Market Place and primary frontages in Castle Street.

Neighbouring occupiers include Mercury News Shop (Newsagents), Mark Jarvis (Turf Accountants) and Scope.

The Crescent Retail Scheme including Sainsburys is nearby and the premises are otherwise convenient for the main Town Centre parks and bus station.

Property Consultants

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Faulkner and Company is a trading style of Faulkner and Company (Block Management) Limited
Registered in England and Wales No. 2699734

ACCOMMODATION

Ground Floor

Sales Area	76.5m ²	(823ft ²)
Understairs Store	3.6m ²	(39ft ²)

First Floor

Stores	15.5m ²	(167ft ²)
Male & Female WCs		
Staff WC and Tea Point		

NB. All dimensions and floor areas are approximate.

RATING ASSESSMENT

The premises are included in the 2017 Rating List at Rateable Value £19,500.

LEASE

The premises are offered to let on an internal repairing and insuring form of Lease for a term to be agreed with provision for "upwards only" three yearly rent reviews. A service charge will be levied to cover the Landlords costs incurred in maintaining and servicing generally the common parts of the building.

RENT

£16,950 Per Annum Exclusive

COSTS

The ingoing tenant will be required to discharge the Landlord's reasonable legal costs and disbursements including VAT thereon in connection with the grant of the Lease together with the stamp duty payable (if any) on the Counterpart thereof.

VALUE ADDED TAX

Value Added Tax is payable on the rent and all other payments due under the lease.

EPC RATING

An EPC has been commissioned.

VIEWING

By arrangement through the Sole Agents.

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SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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