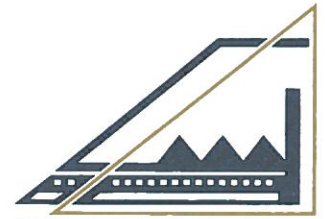


GROUND FLOOR RETAIL UNIT

**TO LET/FOR SALE
FOLLOWING REFURBISHMENT**



**FAULKNER
& COMPANY**
COMMERCIAL

THE BOROUGH HINCKLEY LEICESTERSHIRE



- **Sales Area 116.23m² (1251ft²)**
- **Prominent Edge of Prime Location**
- **Adjoining Market Place
& Pedestrianised Central Shopping Core**



Commercial Property Consultants

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Faulkner and Company Commercial Ltd. Registered in England and Wales No. 2232976

COMMERCIAL



Ground floor retail unit available following alteration and refurbishment occupying a prominent edge of prime location adjoining the Market Place and pedestrianised multiple frontages in Castle Street.

The unit is to be fitted out to include shop fronts, plastered/drylined and emulsion painted walls, suspended ceilings, LED lighting and basic electrics. Floors will be screeded ready to receive ingoing tenants finishes.

ACCOMMODATION

Gross Frontage	9.36m	(30' 8")
Return Frontage to Hansom Court	9.80m	(32' 2")
Sales Area	72.48m ²	(780ft ²)
Stock/Ancillaries	<u>43.75m²</u>	<u>(471ft²)</u>
	116.23m²	(1251ft²)

NB. All dimensions and floor areas are approximate.

RATING ASSESSMENT

To be re-assessed on occupation.

LEASE

The unit is offered to let on a full repairing and insuring form of lease for a term to be agreed with provision for regular rent reviews.

The ingoing tenant will be required to discharge the landlords 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.

RENT

£17,500 per annum exclusive

SALE

Alternatively the unit is available for sale on a 125 year lease at ground rent of £250 per annum.

PRICE

£215,000 (two hundred and fifteen thousand pounds)

VALUE ADDED TAX

All considerations relating to this transaction are expressed exclusive of any Value Added Tax that may be payable.

ENERGY PERFORMANCE CERTIFICATE

Available on completion of refurbishment.

VIEWING

By arrangement through the Sole Agents.

SJF.UA.17TheBorough 040717

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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