

RETAIL PREMISES

FOR SALE/TO LET



9 REGENT COURT HINCKLEY LEICESTERSHIRE



• SALES AREA 21.0m² (226ft²)

• ANCILLARY FIRST FLOOR OFFICE/STOCK ROOM

Retail premises on ground and first floors, occupying a corner position fronting a pedestrian thoroughfare close to the Market Place and principal shopping frontages.

Neighbouring occupiers include **Coventry Building Society**, **Buttercream Tearoom & Bakery**, **Custom Enterprises (Accountants)** and **The Pet Shop**.

The **Crescent retail scheme** which includes **Sainsbury's** is nearby.

Short term/disabled parking is available on Regent Street and the premises are convenient for the main town centre car parks and bus station.

Property Consultants

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ACCOMMODATION

Shop Frontage	4.60 m	(15'1")
Return Frontage	6.00 m	(19'8")
Internal Shop Width	4.42 m	(14'6")
Shop Depth	5.44 m	(17'10")
Ground Floor		
Sales Area	21.0 m ²	(226 ft ²)
First Floor		
Office/Stockroom (measured overall partitioning)	18.1 m ²	(195 ft ²)

NB. All dimensions and floor areas are approximate.

RATING ASSESSMENT

The premises are included in the 2017 Rating List at Rateable Value £3,900.

LEASE

The premises are offered to let on a full repairing and insuring form of lease for a term to be agreed based on multiples of three years and with provision for upwards only three yearly rent reviews.

NB. The letting is to be expressly excluded from the relevant provisions of the Landlord and Tenant Act 1954 relating to security of tenure.

RENT

£4,950 Per Annum Exclusive

FREEHOLD

Alternatively the freehold is available with full vacant possession on completion. Offers are invited based on a **guide price of £75,000**.

VALUE ADDED TAX

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

EPC RATING

EPC Rating 99 Band D

VIEWING

By arrangement through the Sole Agents.

SJF.JB.18.10.2019

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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