

# BRITANNIA

shopping centre

CASTLE STREET / HINCKLEY / LEICESTERSHIRE / LE10 1RU



**RETAIL UNITS AVAILABLE  
TO LET**

1,347 - 11,053 sq ft  
(125.14 - 1,026.86 sq m)



## DESCRIPTION

The shopping centre comprises 16 retail units located on the ground and first floor levels. We understand the total combined size of the units equates to 81,928 sq ft, of which the majority is let on a long or short term basis to tenants including Wilko, Boots, Greggs, Claire's Accessories, Card Factory, O2 and New Look.

All four units occupy good trading locations within the centre, with Unit 3 facing directly opposite to the scheme's anchor tenant, Wilko, Unit 6 facing directly opposite Boots, Unit 7 facing directly opposite Greggs with Unit 12 being located near the entrance. All four subject units benefit from ancillary space at first floor level.

## ACCOMMODATION

Unit	Sq Ft	Sq M
3	1,347	125.14
6	3,675	341.42
7	7,378	685.44
12	7,253	673.83



## KEY FEATURES

- Second largest town in Leicestershire
- Dominant covered shopping centre in prime pitch
- Attached to the town's principal shoppers car park
- Benefits from recent re-branding and refurbishment



## TENURE

Leasehold.

## RENTAL

Rent on Application.

## SERVICE CHARGE

A service charge is applicable for all units, costs confirmed upon request. The shopping centre is managed by MJ Mapp.

## RATEABLE VALUE

Unit	Rateable Value (As at 1 April 2017)
3	£17,250 per annum
6	£39,500 per annum
7	TBC
12	£59,000 per annum

Interested parties are to make their own enquiries with Hinckley & Bosworth Borough Council.



## EPC

EPCs are available upon request.

## VAT

VAT will be charged at the prevailing rate

## LEGAL COSTS

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

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