

**LOCK UP SHOP**

**TO LET**

## **1 REGENT COURT HINCKLEY LEICESTERSHIRE**



• **SALES AREA 19.70m<sup>2</sup> (212 ft<sup>2</sup>)**

• **CLASS A1 (GENERAL SHOPS) & A2 (FINANCIAL AND PROFESSIONAL SERVICES) USE**

Town Centre shop premises, **suitable for Class A1 (General Shops) and Class A2 (Financial and Professional Services) retail use**, fronting a busy pedestrian thoroughfare close to Market Place and primary shopping frontages in Castle Street.

Neighbouring occupiers include **Curiosity Boutique (Gothic and Alternative Apparel)**, **Achieve With Us (Handcrafted Goods)**, **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.

## **ACCOMMODATION**

Internal Shop Width (maximum)	3.96 m	(13' 0")
Shop Depth	5.94 m	(19' 6")
Sales Area	19.70m <sup>2</sup>	(212 ft <sup>2</sup> )
Shared W.C.		

**NB. All dimensions and floor areas are approximate.**

## **RATING ASSESSMENT**

To be re-assessed on occupation.

## **LEASE**

The premises are offered to let on an effectively full repairing and insuring form of lease for a term to be agreed with provision for regular upwards only rent reviews.

## **RENT**

**£3,500 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**

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

## **EPC RATING**

An EPC has been commissioned.

## **VIEWING**

By arrangement through the Sole Agents.

SJF.JB.07.10.2019

**SUBJECT TO CONTRACT**

## **MISREPRESENTATION ACT 1967**

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