

**SHOP PREMISES
CLASS A1/A2 RETAIL USE**

TO LET

9 REGENT STREET HINCKLEY LEICESTERSHIRE



- **SALES AREA 58.90m² (634ft²)**
- **PROMINENT EDGE OF PRIME TRADING LOCATION OPPOSITE MARKET PLACE AND CLOSE TO PEDESTRIANISED CENTRAL SHOPPING CORE**

Prominently located retail premises occupying an edge of prime trading position opposite Market Place and close to the pedestrianised shopping frontages in Castle Street.

Neighbouring occupiers include **The Baron of Hinckley Public House, Tom & Jan Wightman (Goldsmiths)** and **Ponchinello's (Italian take-away)** with **Mark Jarvis (Turf Accountants), Leicester Mercury News Shop and Coffee Rio (Café)** opposite.

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

The Property is otherwise convenient for the main Town Centre car parks with short-term parking on the street frontage and lies on a main bus route.

ACCOMMODATION

Gross Frontage	7.00m	(23'0")
Return Display Frontage to Regent Court		(28'8")
	8.72m	
Shop Width	6.35m	(20'10")
Ground Floor		
Sales Area	58.90m ²	(634ft ²)
Offices	23.88m ²	(257ft ²)
First Floor		
Staff Room	15.61m ²	(168ft ²)
Male and Female WC's		
Total Net Internal Floor Area	98.40m²	(1,059ft²)

NB. All dimensions and floor areas are approximate.

The adjoining lock-up shop fronting Regent Court is also available. Further details on application.

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

£16,000 Per Annum Exclusive

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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