

10-12 Castle Street
Hinckley | LE10 1DB

Prime Class E Retail Unit For Sale/To Let

Ground Floor 223.34m² (2,404ft²)



- Class E premises arranged over two floors
- Prime High Street retail pitch
- Regularly configured trading space
- Occupiers in the vicinity include B&M, Boots, The Works, Greggs and Specsavers
- Adjoining occupiers include Clarks and Vision Express
- Potential to convert first floor (STPC)



For Sale/To Let



Location

Hinckley is an attractive market town of c. 28,500 residents, located 14 miles north east of Coventry, and 14 miles south west of Leicester.

Castle Street is the prime retail destination in Hinckley. National occupiers represented include **B&M, Greggs, The Works, Specsavers, Boots** and **Wilko**,

Adjoining occupiers include **Clarks** and **Vision Express**.

Accommodation is arranged over two floors and comprises nearly 5,500 sq ft, providing scope for a number of alternative uses (STPC).

Accommodation

We understand that the property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor Sale	233.34	2,404
Ground Floor Anc	48.40	521
First Floor Anc	236.18	2,542
Total	517.92	5,467

(This information is given for guidance purposes only)



For Sale

Unconditional offers are sought in the region of:-

£325,000

To Let

Rental offers are sought in the region of:-

£32,500 per annum exclusive

VAT

The property is VAT elected.

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses from 1st September 2020:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Hinckley & Bosworth Borough Council on 01455 238 141).

Business Rates

We are verbally advised by Hinckley & Bosworth Borough Council Business Rates Department that the property is assessed as follows:

Rateable Value 2017: £45,250

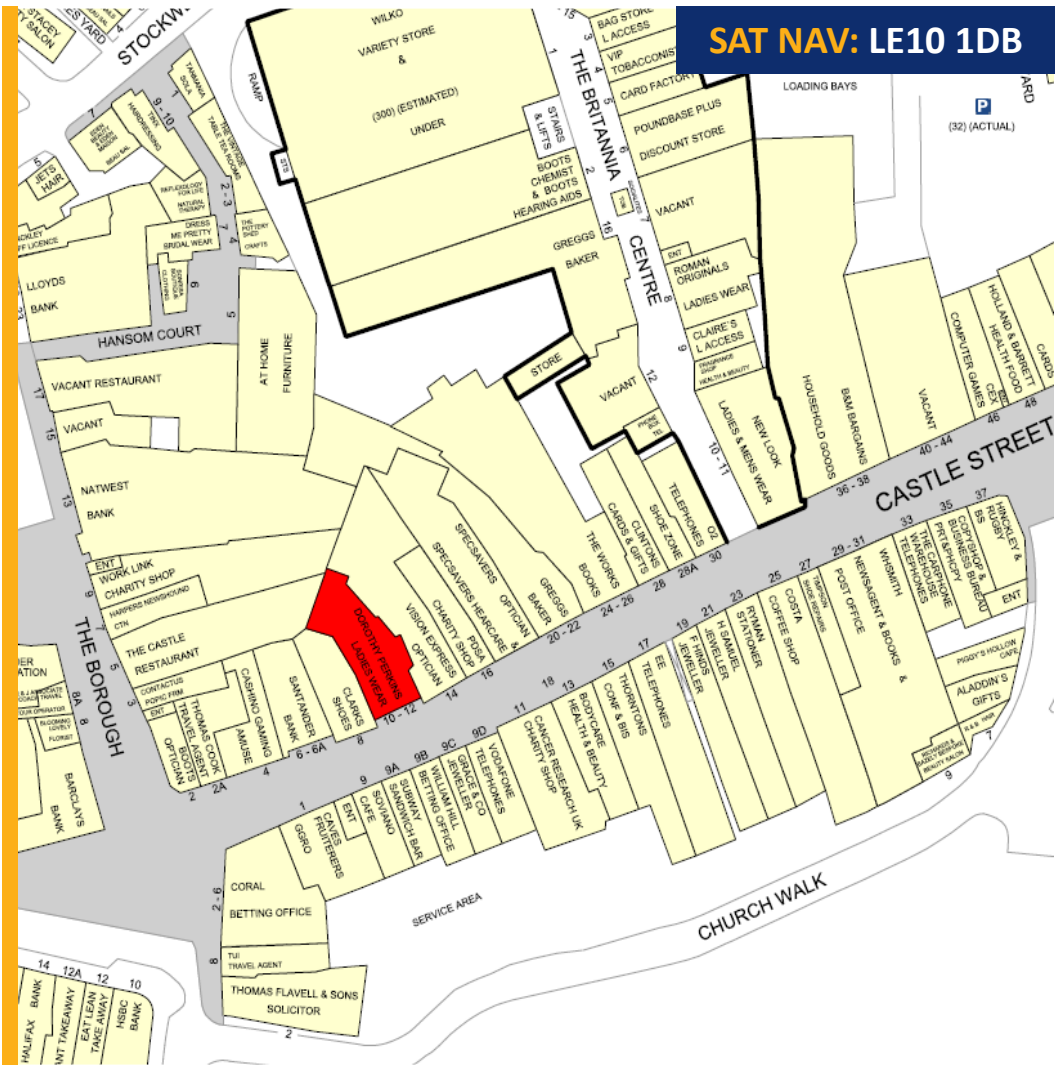
The current UBR is 49.9p. Under the latest Government relief qualifying retail and hospitality businesses impacted by Covid-19 will receive full rates relief until 30/6/21, thereafter and to 31/3/22 there will be a discount of 66%. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

EPC

A copy of the energy performance certificate is available upon request.

Legal Costs

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



For further information or to arrange to view please contact:

Ben Clinton
T: 0121 752 5500
M: 07929 673 232
E: ben.clinton@fhp.co.uk

Doug Tweedie
T: 0121 752 5500
M: 07887 787 892
E: doug@fhp.co.uk

FHP
www.fhp.co.uk
0121 752 5500
01159 507 577

Fisher Hargreaves Proctor Ltd. 122-124 Colmore Row, Birmingham, B3 3BD

24/08/21

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