

2A Castle Street | Hinckley | LE10 1DB

## Prominent high street unit located in busy market town

83.59m<sup>2</sup>  
(900ft<sup>2</sup>)

- Class E premises on prime high street pitch
- Nearby retailers in the vicinity include **B&M**, **Boots Opticians**, **Greggs** and **Costa**
- Ideal starter unit
- New lease available
- Quoting rent £13,500 per annum exclusive



TO LET



Location



Gallery



Contact



## Location

Hinckley is an attractive market town of circa 28,500 residents, located 14 miles northeast of Coventry, and 14 miles southwest of Leicester.

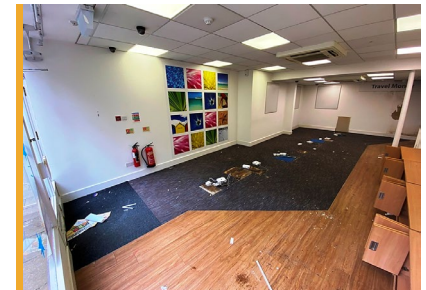
Castle Street is the prime retail/leisure destination in Hinckley. National occupiers represented include **B&M**, **Boots Opticians**, **Greggs**, **Clarks**, **Timpson**, **EE**, **Vodafone** and **Costa**.

## Description

The accommodation is arranged over ground floor only. Mains electricity is connected.

## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Sales area	44.24	476
Ancillary	39.35	424
<b>Total</b>	<b>83.59</b>	<b>900</b>





## Lease Terms and Rental

The property is available by way of a new, effectively full repairing and insuring lease for a term to be agreed at a quoting rent of:-

**£13,500 per annum exclusive**  
**(Thirteen Thousand Five Hundred Pounds)**

Service Charge, Business Rates and utilities will be charged in addition to the rent.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

### Shop & Premises

Rateable Value (2023): £14,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Planning

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



## EPC

A copy of the Energy Performance Certificate is available on request.

## Legal Costs

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

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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