

## Prime shopping centre retail/leisure unit with double height frontage

Ground floor sales  
815m<sup>2</sup> (8,773ft<sup>2</sup>)

- Prime pitch
- Directly adjacent to 105,000ft<sup>2</sup> Sainsburys
- Open air shopping centre in the heart of the town
- Suitable for retail or leisure
- 546 space car park
- Nearby tenants include Sainsburys, Poundland, TK Maxx and Costa
- Quoting rent - £105,000 per annum



**TO LET**



Location



Gallery



Contact

## Location

Hinckley is located approximately midway between Leicester and Coventry. The town lies 15 miles to the southwest of Leicester and 25 miles northeast of Birmingham. Quick and easy access to the national motorway network via the A5 which joins the M69 leading south to the M6 and north to the M1.

The Crescent provides Hinckley's town centre with a significant retail, leisure, and supermarket offering. Home to a diverse mix of multinational brands, it spans over 165,000ft<sup>2</sup> and is anchored by a Sainsbury's of approximately 105,000ft<sup>2</sup>. The development also features approximately 546 parking spaces for visitor convenience.

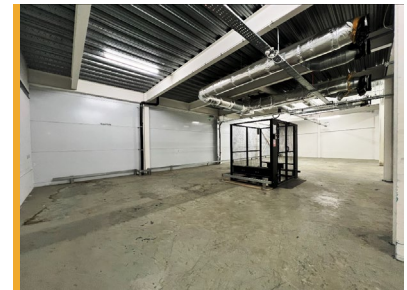
Nearby occupiers include Sainsburys, Poundland, TK Maxx and Costa Coffee.

## The Property

The property comprises a prominent retail/leisure premises in the heart of the shopping centre. The unit boasts a prominent double-height glass frontage facing onto the shopping centre. The ground floor offers a spacious, open-plan sales area, with storage, office space and staff facilities located at the rear. To the rear, the property also includes loading space with a shared service yard. The first floor consists of storage facilities.

## Service Charge

A service charge will be applicable, more details on request.





## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	815	8,773
Ground floor office space	27.79	299
Storage mezzanine	192.31	2,070
<b>Total</b>	<b>1,035.10</b>	<b>11,142</b>

## Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:-

**£105,000 per annum**  
**(one hundred five thousand pounds)**

## Planning

The property falls within **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 and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

## VAT

VAT is applicable at the prevailing rate.

