

## Prime shopping centre retail/leisure unit with outdoor seating potential

Ground floor sales  
248.98m<sup>2</sup> (2,680ft<sup>2</sup>)

- Prime pitch unit in shell condition
- Open air shopping centre in the heart of the town
- Suitable for retail or leisure
- 546 space car park
- Nearby tenants include Prezzo, Wildwood, Costa, Tarro Lounge and Cineworld
- Quoting rent - £37,500 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.

Operators within the centre include Sainsburys, Cineworld, Loungers, Costa, Poundland and TK Maxx

## The Property

The property comprises a prominent retail/leisure premises in the heart of the shopping centre. It features a ground floor retail unit with extensive glass frontage and the unit is currently in complete shell condition.

## EPC

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

## 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	248.98	2,680

## 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:-

**£37,500 per annum**  
**(thirty-seven thousand five hundred 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.



## Business Rates

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

### Shop & Premises

Rateable Value (2023): £38,500

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.

## Legal Costs

Each party will bear their own legal costs incurred.

## Further Information

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

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