

TO LET

PRIME
RETAIL
UNIT

1,574 sq.ft (146.3 sq.m)

- Located in the prime retail pitch of the pedestrianised Castle Street in Hinckley
- Prominent double frontage
- Suitable for a variety of uses (STP)
- Car parking to rear



3-5 Castle Street, Hinckley LE10 1DA



Call 01455 251771
www.wardscommercial.co.uk



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DESCRIPTION

The property comprises a highly prominent double fronted ground floor retail premises, together with ancillary accommodation to the rear and partly above.

AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground floor sales	1,415	131.5
Ground floor office	47	4.4
Ground floor storage	75	7
First floor	37	3.4
TOTAL	1,574	146.3

LOCATION - LE10 1DA

The property is located in the prime retail pitch of the pedestrianised area of Castle Street in Hinckley town centre. Nearby occupiers include Subway, TUI, Boots Optician, Santander, Clarks, Dorothy Perkins, Vodafone and Vision Express.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

RENT

£30,000 per annum.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agent:



Harry Ward
Hward@wardsonline.co.uk



Martin Wade
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