

# To Let

## Prime Retail Premises

### 2,465 sq ft (229 sq m)

Units 16 , Britannia Shopping Centre, Hinckley, LE10 1DB



- Located in the centre of Leicestershire's second largest town
- Dominant covered shopping centre in prime pitch
- Centre benefits from recent re-branding and refurbishment
- Nearby occupiers include New Look, Ryman, O2, F Hinds Jewellers and Clinton Cards

## Location

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester.

Britannia Shopping Centre is home to a variety of shops providing everyday goods, leisure, fashion and beauty.

The Centre comprises 16 retail units, totalling 81,928 sq ft, all fronting the central mall concourse.

Tenants include: Poundstretcher, Boots, Claire's Accessories, Peacocks and New Look.

The town enjoys good motorway communications with Junction 1 of the M69 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

## The Premises

The premises comprise a retail / Use Class E unit with a reverse 'L' shaped ground floor sales area with extensive frontage to the central mall,

## Accommodation

Floor areas are quoted on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Ground Floor Retail	3,073 sq ft ( 285 sq m)
First Floor Storage	1,523 sq ft ( 141 sq m)

NIA Total	4,596 Sq Ft (427 Sq M)
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## Services

We understand mains electricity, water and drainage are connected to the property.

## Non-Domestic Rates

Accordingly to the online Rating List, for the subject property has been assessed for rates as follows:

Rateable Value: £41,250

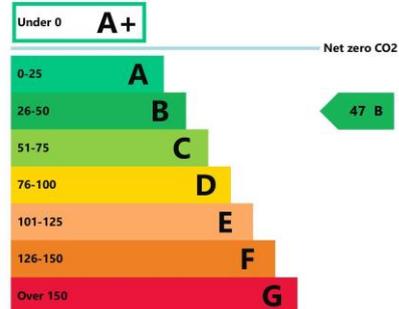
Interested parties should make their own enquiries of Hinckley & Bosworth Borough Council Non-Domestic Rates Dept, in order to confirm that this reflects the current position.

## Energy Performance Certificate

The premises have been assessed as follows:

### Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Terms

The property is available to rent on a new effective full repairing and insuring lease (by way of service charge), for a term of years to be agreed, at a commencing rental of £39,000 per annum exclusive.

## Service Charge

A service charge is applicable for all units, costs confirmed upon request.

## Legal Costs

As is standard, the incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the grant of any lease.

## Value Added Tax

All transactions stated are exclusive of Value Added Tax.

## Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

## More Information and Viewing Arrangements

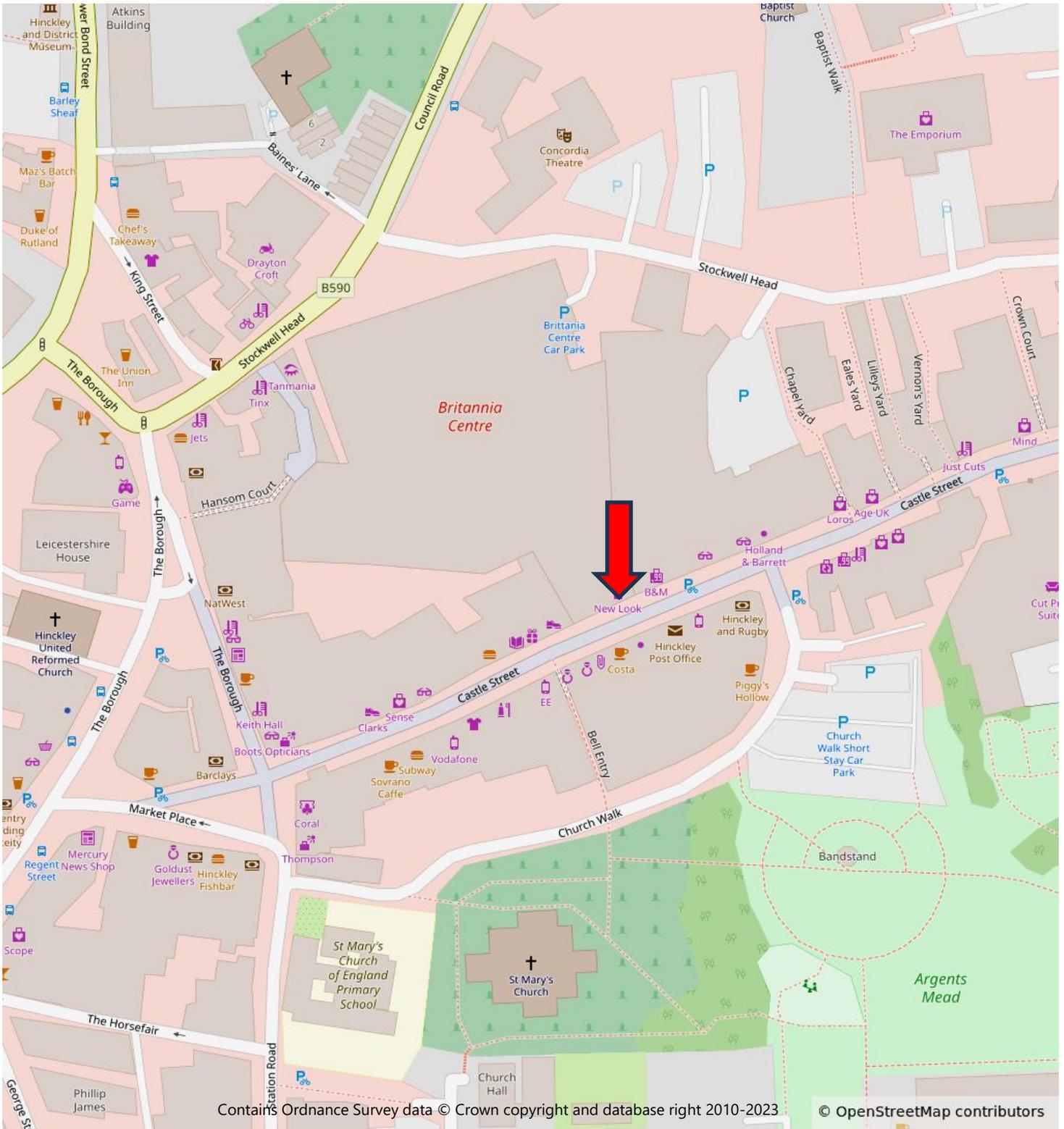
For more information and/or to arrange an inspection of the premises, please contact the letting agents, Raybould & Sons.

Contact: Martin Langsdale

Email: martin@raybouldandsons.co.uk

Tel: 01332 295555

*Subject to contract and availability*



**Misrepresentation Act 1991**

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