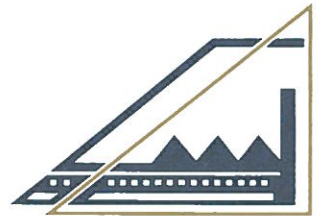


GROUND FLOOR RETAIL UNIT

TO LET/FOR SALE  
FOLLOWING REFUBISHMENT

**15 THE BOROUGH  
HINCKLEY  
LEICESTERSHIRE**



**FAULKNER  
& COMPANY**  
COMMERCIAL



• Sales Area 85.26m<sup>2</sup> (918ft<sup>2</sup>)

• Prominent Edge of Prime Location

• Adjoining Market Place  
& Pedestrianised Central Shopping Core



**Commercial Property Consultants**

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Faulkner and Company Commercial Ltd. Registered in England and Wales No. 2232976

COMMERCIAL

Ground floor retail unit available following alteration and refurbishment occupying a prominent edge of prime location adjoining the Market Place and pedestrianised multiple frontages in Castle Street.

The unit is to be fitted out to include shop front, plastered/drylined and emulsion painted walls, suspended ceilings, LED lighting and basic electrics. Floors will be screeded ready to receive ingoing tenan'ts finishes.

#### **ACCOMMODATION**

Gross Frontage	6.97m	(22' 10")
Front Sales Area	52.45m <sup>2</sup>	(565ft <sup>2</sup> )
Rear Sales/Ancillaries	<u>32.81m<sup>2</sup></u>	<u>(353ft<sup>2</sup>)</u>
	<b>85.26m<sup>2</sup></b>	<b>(918ft<sup>2</sup>)</b>

**NB. All dimensions and floor areas are approximate.**

#### **RATING ASSESSMENT**

To be re-assessed on occupation.

#### **LEASE**

The unit is offered to let on a full repairing and insuring lease for a term to be agreed with provision for regular rent reviews.

The ingoing tenant will be required to discharge the landlords reasonable legal costs and disbursements including VAT thereon in connection with the grant of the lease together with the stamp duty payable (if any) on the Counterpart thereof.

#### **RENT**

**£15,250 per annum exclusive**

#### **SALE**

Alternatively the unit is available for sale on 125 year leases at ground rents of £250 per annum per unit.

#### **PRICE**

**£187,500 (one hundred and eighty seven thousand five hundred pounds)**

#### **VALUE ADDED TAX**

All considerations relating to this transaction are expressed exclusive of any Value Added Tax that may be payable.

#### **EPC RATING**

Available on completion of refurbishment

#### **VIEWING**

By arrangement through the Sole Agents.

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**SUBJECT TO CONTRACT**

#### **MISREPRESENTATION ACT 1967**

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