

FIRST FLOOR OFFICES  
WITH CAR PARKING

TO LET

# 9/11 REGENT STREET HINCKLEY LEICESTERSHIRE



- Total Net Internal Floor Area 49.5m<sup>2</sup> (533ft<sup>2</sup>)
- Two Parking Spaces
- Town Centre Location
- Convenient for Bus and Railway Stations

## Commercial Property Consultants

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INVESTOR IN PEOPLE



COMMERCIAL

### LOCATION

Prominently located town centre offices adjoining the Coventry Building Society and otherwise located immediately opposite the Market Place and principal shopping frontages. There is public car parking nearby.

Hinckley Railway Station is within a few minutes walk providing a main line service to Leicester (20 minutes), Nuneaton (7 minutes) and Birmingham New Street (45 minutes). There is an Inter City service from Nuneaton to London - Euston (1 hour 30 minutes) and from Leicester to London- St Pancras (1 hours 50 minutes).

**NB. All travel distances and journey times are approximate.**

### ACCOMMODATION

<b>First Floor</b>	
General Office	14.8m <sup>2</sup> (159ft <sup>2</sup> )
Office 1	27.8m <sup>2</sup> (299ft <sup>2</sup> )
Store	6.9m <sup>2</sup> ( 75ft <sup>2</sup> )
WC	
<b>Total Net Internal Floor Area</b>	<b>49.5m<sup>2</sup> (533ft<sup>2</sup>)</b>

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

### CAR PARKING

The premises will include two car parking spaces off Blockley's Yard at the rear, with access from Trinity Lane.

### RATING ASSESSMENT

The premises are included in the 2010 Rating List at Rateable Value £2,700.

### LEASE

The premises are offered to let on an effectively full repairing and insuring form of lease for a term to be agreed based on multiples of three years and with provision for upwards only three yearly rent reviews.

### RENT

**£4,500 Per Annum Exclusive**

### COSTS

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.

### VALUE ADDED TAX

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

### VIEWING

By arrangement through the Sole Agents.

SJF.UA.9/11Regent Street 151110

**SUBJECT TO CONTRACT**

### MISREPRESENTATION ACT 1967

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