

GROUND FLOOR SHOP PREMISES

TO LET

# 10 PRIORY WALK HINCKLEY



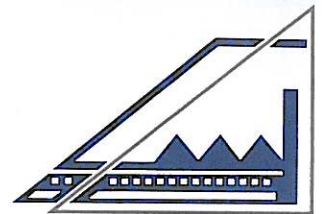
- Sales Area 31.3m<sup>2</sup> (337ft<sup>2</sup>)
- Edge of Town Centre location
- Refurbished throughout with UPVC sealed unit double glazing and electric storage heating
- Secure Private Parking Available at Rear

## Commercial Property Consultants

3 The Horsefair • Hinckley • Leicestershire • LE10 0AN  
Telephone: (01455) 251535 / 233332 Fax: (01455) 635320

Website: [www.faulknerandcompany.co.uk](http://www.faulknerandcompany.co.uk)  
Email: [commercial@faulknerandcompany.co.uk](mailto:commercial@faulknerandcompany.co.uk)

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Ground floor shop premises conveniently located on the edge of the town's central shopping area.

The accommodation has been extensively refurbished throughout with UPVC sealed unit double glazing, electric storage heating and fluorescent lighting.

Neighbouring occupiers include **Tom Payne (Jewellers)**, **Classicline Insurance**, **Simply Sofas** and **Betty Ann (Ladieswear)**.

Short term parking is available on the street frontage.

#### **ACCOMMODATION**

Sales Area	31.3m <sup>2</sup> (337ft <sup>2</sup> )
Office/Stockroom	12.2m <sup>2</sup> (131ft <sup>2</sup> )
Kitchen with understairs store off	5.9m <sup>2</sup> ( 64ft <sup>2</sup> )
WC	

Parking is available in a secure private car park at the rear.

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

#### **RATING ASSESSMENT**

The premises are included in the 2010 Rating List at Rateable Value £2400.

#### **LEASE**

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

#### **RENT**

**£4,950 Per Annum Exclusive**

#### **CAR PARKING**

Car parking is available if required at an additional rent of £500 per space 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.10 Priory Walk 041011

**SUBJECT TO CONTRACT**

#### **MISREPRESENTATION ACT 1967**

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