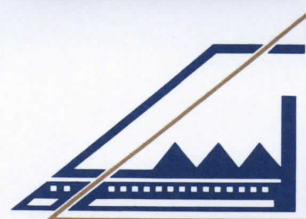


EXTENSIVE GROUND FLOOR
RETAIL PREMISES

TO LET

**4-6 COVENTRY ROAD
HINCKLEY
LEICESTERSHIRE**



**FAULKNER
& COMPANY**
COMMERCIAL



• **Prominent Main Road Position Close to Town Centre**

• **Opposite Leisure Centre**

• **Sales Area 207.2m² (2230ft²)**

Extensive ground floor retail premises occupying a busy main road position opposite the Leisure Centre and close to the town's central shopping core.

Neighbouring occupiers include **Style 97 (Hair Salon)**, **Tim Dickinson (Letting Agents)**, **Straw and Pearce (Solicitors)** with **Flex Recruitment Agents** and **Ironcraft (Ornamental Ironwork)** opposite.

The premises are convenient for "pay and display" public car parking in Rugby Road and Trinity Lane and for both the bus station in Lancaster Road and taxi rank.

Commercial Property Consultants

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

Website: www.faulknerandcompany.co.uk

Email: commercial@faulknerandcompany.co.uk

elmhurst
accredited

COMMERCIAL

ACCOMMODATION

Gross Frontage	15.34m	(50' 4")
Sales Area	207.2m ²	(2230ft ²)
Tea Point & WC		

The premises are fitted out to include suspended ceilings incorporating inset fluorescent lighting panels, electric heating and carpets. Electricity security shutters are fitted to the shop front

NB. All dimensions and floor areas are approximate.

RATING ASSESSMENT

The premises are included in the 2010 Rating List at Rateable Value £16,000.

LEASE

The premises are offered to let on an internal 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

£15,000 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

The Landlord has not elected to waive exemption to Value Added Tax and Value Added Tax will not be chargeable on the rent or other payments due under the lease.

VIEWING

By arrangement through the Sole Agents.

SJF.UA.4-6 Coventry Road (120112)

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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