

EXTENSIVE RETAIL PREMISES

FOR SHORT OR LONG TERM LET

**43 REGENT STREET
HINCKLEY
LEICESTERSHIRE**



First Year at Half Rent

- Ground Floor Sales Area 99.9m² (1076ft²)
 - Upper Parts 199.9m² (2152ft²)
 - Gross Frontage 12.50m (41' 0")
 - Ground Floor Available Separately
 - Flexible Terms
- Town Centre Location Close to Market Place & Primary Retail Core
- Potential for Conversion of Upper Parts to Office/Leisure/Residential Use (subject to planning permission)

Commercial Property Consultants

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INVESTOR IN PEOPLE

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COMMERCIAL

Substantial retail premises arranged over three floors occupying a busy shopping frontage on the edge of the town's pedestrianised central retail core.

Neighbouring retailers include **Slaneys (Electrical Goods)**, **Perfect Pizza**, **Village Jewellery (Goldsmiths/Jewellers)**, **Mark Jarvis (Turf Accountants)** and **Coventry Building Society** with **The Gravity Bar** and **Red Room Restaurant** opposite.

The premises are convenient for the main town centre car parks with the bus station and taxi rank nearby. Short term/disabled parking is available on the street frontage.

ACCOMMODATION

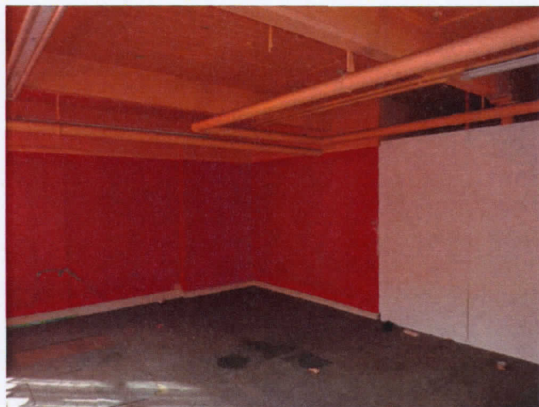
Gross Frontage		12.50m	(41' 0")
Shop Width		11.71m	(38' 5")
Shop Depth		9.83m	(32' 3")
Ground Floor:	Sales	99.9m ²	(1076ft ²)
	Tea Point & WC		
First Floor:	Sales/Stock	104.4m ²	(1124ft ²)
Second Floor:	Sales/Stock	99.4m ²	(951ft ²)
	Kitchen	7.1m ²	(76ft ²)
	WCs		

Large rear yard with shared pedestrian access from street frontage.

NB. All dimensions and floor areas are approximate.



Ground Floor



First Floor



Second Floor

