

RETAIL PREMISES

TO LET

**7 REGENT COURT  
REGENT STREET  
HINCKLEY  
LEICESTERSHIRE**



•Sales Area 20.2m<sup>2</sup> (215ft<sup>2</sup>)

•Ancillary First Floor Staff/Stock Rooms

Town Centre shop premises fronting a busy pedestrian thoroughfare close to the Coventry Building Society and Market Place. Other neighbouring retailers include Skills For Living (Supported Living), Face 2 Face (4D Ultra Sound Studio), R & J Associate Coach Travel and Care for Hair (Hair Salon).

**Commercial Property Consultants**

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INVESTOR IN PEOPLE



COMMERCIAL

## **ACCOMMODATION**

Frontage	4.8m (15' 7")
Shop Width	4.4m (14' 3")
Shop Depth	5.3m (17' 6")
Ground Floor Sales Area	20.0m <sup>2</sup> (215ft <sup>2</sup> )
First Floor Staff/Stock Room (measured overall partitions) WC	15.1m <sup>2</sup> (163ft <sup>2</sup> )
<b>Total Net Internal Floor Area</b>	<b>32.1m<sup>2</sup> (378ft<sup>2</sup>)</b>

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

## **RATING ASSESSMENT**

The premises are included in the 2010 Rating List at Rateable Value £1,625.

## **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**

**£4,000 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**

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.7 Regent Court 151110

**SUBJECT TO CONTRACT**

## **MISREPRESENTATION ACT 1967**

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