



**TO LET**

**DOUBLE FRONTED RETAIL UNIT**

14 The Hollow,  
Earl Shilton, LE9 7NA

Prominent location on The Hollow  
opposite its junction with Station Road



Electric roller security shutters



Four car parking spaces to rear



Gas fired central heating



NIA - 1,264 sq ft (117 sq m)



## LOCATION

The property is located in the centre of Earl Shilton in a prominent position, directly at the intersection of Wood Street, Station Road and The Hollow. There is on street car parking nearby to the front of property and free car parking available elsewhere in Earl Shilton.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Barwell.

## DESCRIPTION

The property comprises double fronted ground floor retail premises, situated in a prominent position at the intersection of Wood Street, The Hollow and Station Road in the centre of the popular town of Earl Shilton.

The property comprises an 'L' shaped retail sales area, with ancillary sales office, kitchen and WC, office and stores to the rear. The property benefits from electric roller security shutters to the front elevation, suspended ceilings with inset lighting and gas fired central heating.

Externally, there is loading to the rear and four car parking spaces.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Retail Sales	721	66.98
Ground	Stores	279	25.92
Ground	Office	131	12.17
Ground	Kitchen	132	12.26
NIA Total		1,264 Sq Ft	117.43 Sq M

## SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating is by way of gas fired central heating.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £10,250

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent on a new effective full repairing and insuring lease (by way of service charge), for a term to be agreed, at a commencing rental of £12,000 per annum exclusive.

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

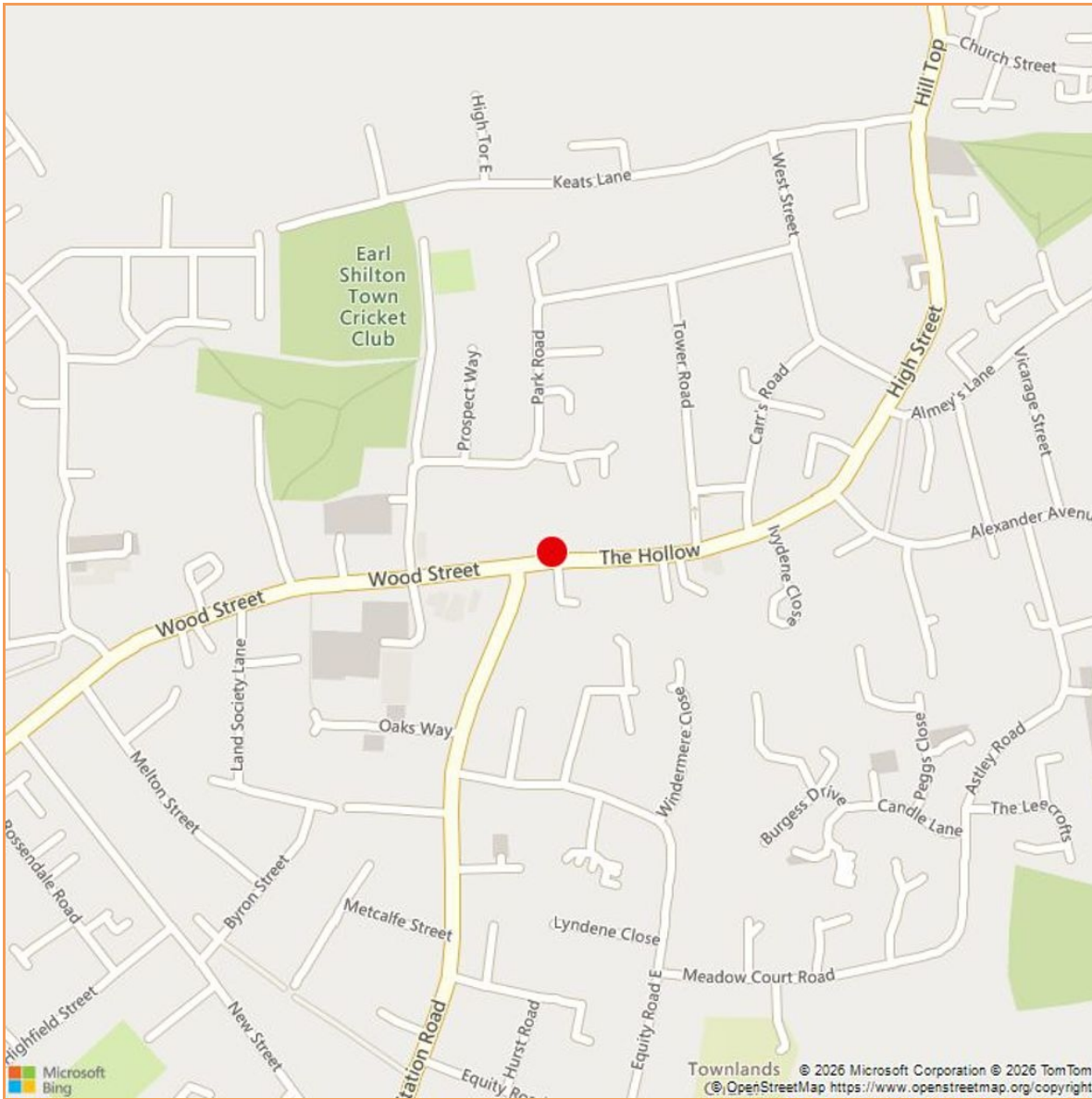
## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website ([www.rics.org](http://www.rics.org)). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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