

TO LET

UNIT 3 RAINBOW WAY
SKETCHLEY, BURBAGE, HINCKLEY LE10 2FR



SHOP/TRADE COUNTER PREMISES

5,500 sq ft (510.96 sq m) (Approx. Total Gross Internal Area)

- Rent £55,000 per annum exclusive
- Modern unit constructed 2019
- Available quarter 4 2024

LOCATION

Located approximately a mile (0.6 km) South of Hinckley Town Centre in the suburb of Burbage, one unit has become available on this otherwise fully let development. Hinckley has a population of circa 45,000 people and is located approximately 15 miles (24 km) South West of Leicester, 15 miles (24 km) North East of Coventry and 30 miles (48 km) East of Birmingham.

The site is accessed directly off of the Rugby Road.

There is currently one 5,500 sq. ft unit available. Neighbouring tenants including Heart Of England Co-operative, Greggs, Toolstation, Salvation Army and Johnsons.

DESCRIPTION

A modern retail/trade counter which benefits from both a glazed customer entrance to the front and servicing to the side via a roller shutter. The property benefits from shared parking immediately to the front.

VIEW VIRTUAL TOUR

POSTCODE: LE10 2FR



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	5,500	510.96

RENT

£55,000 per annum

TENURE

The property is available, subject to vacant possession expected quarter 4 2024. A new lease is offered of 10 years or longer.

PLANNING

Suitable for A1 and B8 use.

RATEABLE VALUE

From internet enquires we have identified an rateable value of £31,000.

EPC

A (16)

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

David Walton

david.walton@harrislamb.com

07824 438 997

✉ info@harrislamb.com

SUBJECT TO CONTRACT Ref: TBC Date: 07/24

Harris Lamb Limited Conditions under which particulars are issued.

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harrislamb
PROPERTY CONSULTANCY

0121 455 9455

Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP

www.harrislamb.com

