

BRITANNIA

shopping centre

CASTLE STREET / HINCKLEY / LEICESTERSHIRE / LE10 1RU



**RETAIL UNITS AVAILABLE
TO LET**

**1,240 - 7,495 SQ FT
(115.2 - 696.3 SQ M)**



CATCHMENT

Hinckley has a town population of 28,600 people and over 107,350 within a 15 minute drive-time. It benefits from an affluent catchment and is a popular commuter town for Birmingham, Leicester and Coventry and has a wealthy, family-orientated demographic.



272 CAR PARKING SPACES



PROMINENT TOWN CENTRE LOCATION

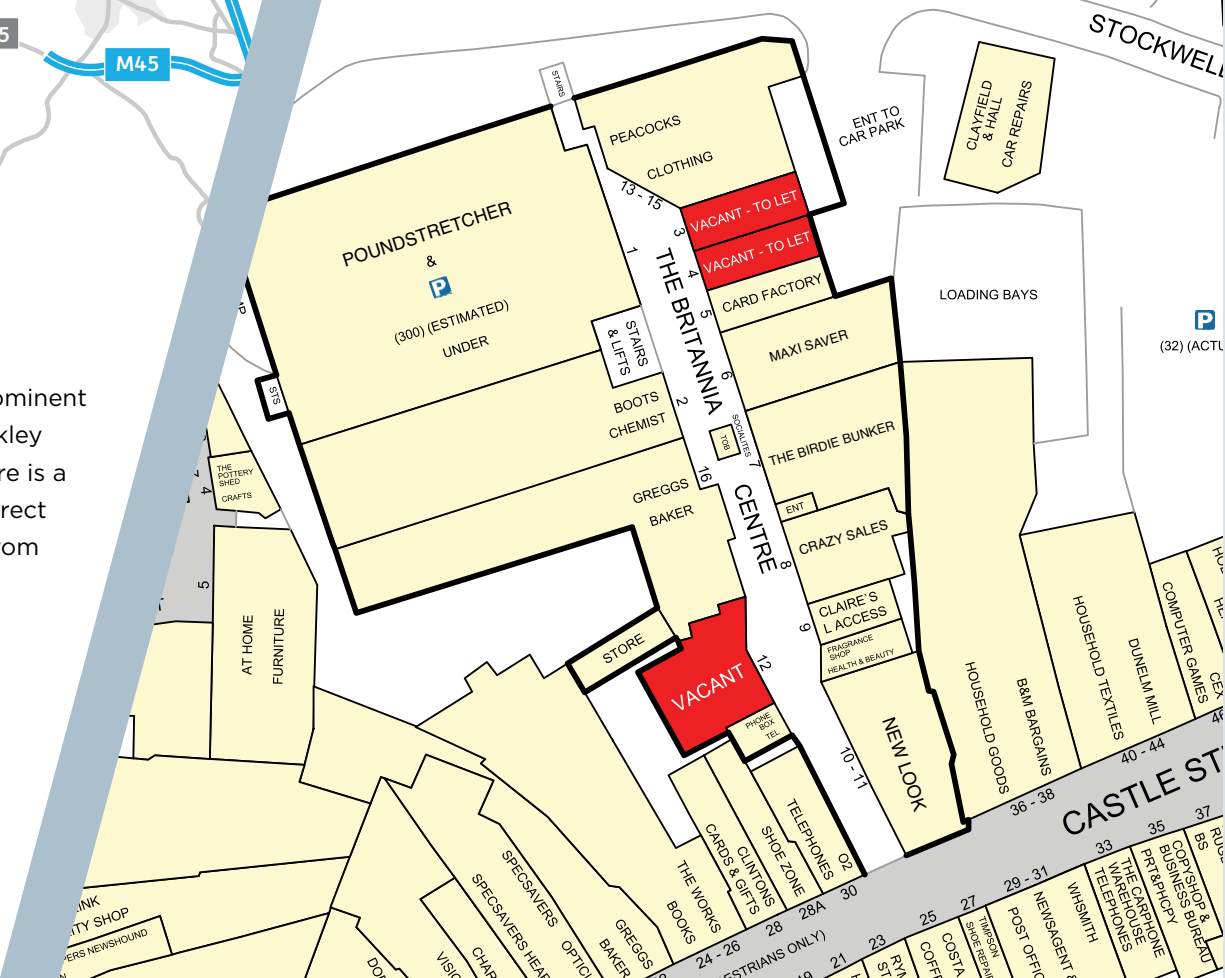


107,000 POPULATION WITHIN 15 MINUTES DRIVE TIME

LOCATION

Britannia Shopping Centre is situated in a prominent location off Castle Street in the heart of Hinckley Town Centre. Within the shopping centre there is a large two-story 24-hour NCP car park with direct access into the shopping centre, benefiting from 272 car parking spaces.

Castle Street is the main shopping thoroughfare in Hinckley, with retailers including WHSmith, B&M Bargains, Costa Coffee, Vision Express, Vodafone, Thorntons and British Heart Foundation.



CURRENT OCCUPIERS




NEW LOOK



Always Fresh. Always Tasty.

PEACOCKS




DESCRIPTION

The shopping centre comprises 16 retail units all fronting the central mall concourse. We understand the total combined size of the units equates to 81,928 sq ft, of which the majority is let on a long or short term basis to tenants including Poundstretcher, Boots, Greggs, Claire's Accessories, The Birdie Bunker, Card Factory, O2 and New Look.

The current availability all occupy good trading locations within the centre. Unit 3 and Unit 4 are directly opposite to the scheme's anchor tenant, Poundstretcher. Unit 12 being located near the entrance to the centre. All available units benefit from ancillary space at either first floor or basement level.

ACCOMMODATION

Unit	Ground Floor	First Floor	Basement	NIA
3	875 sq ft	475 sq ft	NA	1,350 sq ft
4	860 sq ft	380 sq ft	NA	1,240 sq ft
12	4,500 sq ft	200 sq ft	2,795 sq ft	7,495 sq ft



KEY FEATURES

- Second largest town in Leicestershire
- Dominant covered shopping centre in prime pitch
- Attached to the town's principal shoppers car park
- Benefits from recent re-branding and refurbishment



TENURE

Leasehold.

SERVICE CHARGE

A service charge is applicable for all units, costs confirmed upon request. The shopping centre is managed by MJ Mapp.

RATEABLE VALUE/RENT

Unit	Rateable Value (As at 1 April 2023)	Asking Rent	EPC
3	£18,250*	£17,500pax	C
4	£17,750*	£16,950pax	C
12	£63,000*	£59,995pax	B

*The centre owners are currently appealing the 2023 Revaluation as these figures may be subject to change

Interested parties are to make their own enquiries with Hinckley & Bosworth Borough Council.



EPC

EPCs are available upon request.

VAT

VAT will be charged at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



Chartered Surveyors

Martin Langsdale

07855 550 538

martin@raybouldandsons.co.uk



0116 2165144
www.phillipssutton.co.uk

Sam Sutton

07794 081 052

ssutton@phillipssutton.co.uk

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 05/24