



## Catherine House, Coventry Road, Hinckley, LE10 0JT

Ground floor town centre unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	525 sq ft / 48.77 sq m
<b>Rent</b>	£8,300.00 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Prominent town centre location
- Ample car parking available nearby
- Fronting a busy junction of the town
- Rear yard area

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## DESCRIPTION

The property comprises a ground-floor lock-up shop benefitting from carpeted flooring and suspended ceilings equipped with LED fittings. The property benefits from prominent window frontage and previously served as a residential real estate office. Outside the rear of the property is a fire door and communal entryway. Built of 3-storey brick construction the ground floor shop is followed by two-storey office accommodation surmounted by flat felt roofing.

## LOCATION

The property is located fronting on to Coventry Road and is situated on the highly prominent junction of Trinity Lane. Occupying a corner position of the fringe of the town centre and equipped with ample public car parking nearby, the unit is some 0.1 mile from the town precinct. 1 mile from Junction 1 of the M69, Hinckley is a thriving rural town of 50,000 residents.

## TENURE

The property is to be marketed to the leasehold open market at the fixed price of £8,000per annum.The lease is on a full repairing and insuring basis (FRI Lease)

## EPC

Available on request

## SERVICES

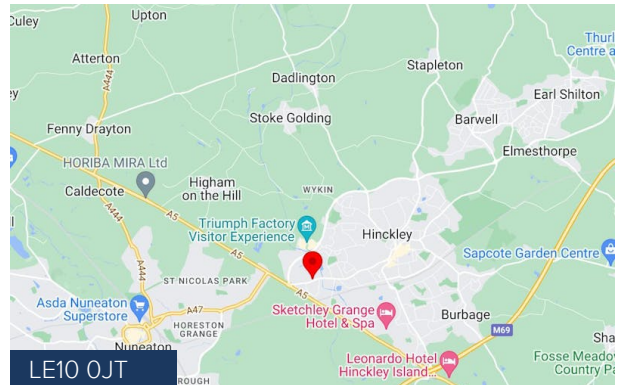
We understand all mains services are connected to the property.

## RATING ASSESSMENTS

£5,500

## VIEWING

Strictly by appointment with the sole agents Shepherd Commercial Ltd



## Viewing & Further Information

**KAINE ARKINSON**

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