

Net Internal Floor Area: 1,029 sq.ft. (95.59 sq. m.)

To Let –

**1 EDWARDS CENTRE,
REGENT STREET,
HINCKLEY,
LE10 0BB**

A4 Public House suitable for other uses (S.T.P.P) in Hinckley Town Centre



Location

Hinckley is a well-established market town with a population of around 55,000, located approximately 13 miles to the south-west of Leicester and approximately 15 miles north of Coventry. Hinckley is the second largest town in Leicestershire and is administered by Hinckley and Bosworth Borough Council. The town benefits from its proximity to the M1 and M69 Motorways and the M6 (via the M69) and has regular rail services to London and the north.

The subject premises are located on Regent Street, just off the Market Place in a commercial primarily retail, and office area of Hinckley close the town's largest shopping area, the Bus Station and a number of car parks.

1 Edwards Centre, Regent Street, Hinckley

Description

The subject property is a prominently positioned Public House/Bar within the Edwards Centre with a open plan ground floor bar area and staircase leading to cellar/stores and separate WC facilities. Currently fully fitted as a bar we understand the fixtures and fittings can be purchased if required from the current tenants.

The property is located close to The Crescent, the 100,000sq.ft development of retail and leisure units housing operators such as Sainsbury's, Costa, Wildwood, TK Maxx, Cineworld, Simply Gym together with 550 car parking spaces. In close proximity to the unit is Papa Johns Pizza, Mark Jarvis Bookmakers, Scope and a number of independent family run retail businesses.

Accommodation

The property provides the following net internal floor areas-

Ground Floor-

Pub Sales- **823 sq.ft (76.46 sq.m)**

Store- **39sq.ft (3.62 sq.m)**

First Floor-

Stores- **167 sq.ft (15.51sq.m)**

WC facilities

Staff WC facilities

Net internal floor area- 1,029 sq.ft (95.59 sq.m)

Terms

The premises are offered to let on an internal repairing and insuring form of Lease for a term to be agreed with provision for "upwards only" three yearly rent reviews.

A service charge will be levied to cover the Landlords costs incurred in maintaining and servicing generally the common parts of the building.

Rateable Values

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property is £10,000.

Rent

£16,950 plus VAT

EPC

EPC rating – E/125

1 Edwards Centre, Regent Street, Hinckley

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred in connection with the transaction.

Viewing/Information

Faulkner and Company X Cartwright Hands,

Tel:- 02476 350700

Contact Ref- Guy Hands

Email- grh@cartwrighthands.co.uk

Internal Photos-

