



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£14,500 Per annum

FIRST FLOOR, 13 DERBY ROAD
HINCKLEY | LE10 1QD

- Central location
- Two parking spaces
- First-floor space

LOCATION

The property is situated at the junction of Alma Road and Derby Road in the centre of Hinckley. Derby Road is made up an eclectic mix of both commercial and residential properties.

Approximately, Hinckley is located 15 miles from Leicester and 20 miles from Coventry, with excellent access to J1 of the M69, which is approximately 3 miles along the A5.

DESCRIPTION

The first-floor property is access via an internal staircase to the rear of the property and previously used as a fitness studio. There is a small kitchenette and two WCs. The versatile space has carpeted floors and painted walls. The current tenant has installed stud partitions to divided the space however these can be removed depending on the future requirements. The first-floor property has a "buzzer" door entry system. There is gas central heating to the property and double-glazed windows. Externally the Property benefits from 3 car parking spaces to the rear of the building.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The NIA is 2,179 sq ft (202 sq m).

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent in respect of maintaining the communal areas and exterior of the building.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the first-floor has an April 2023 Rateable Value of £10,250. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of D. A Copy of the certificate is available upon request.

TERMS

The Property is available at a reduced initial rent of £9,500 for a new letting which commences on or before the 1st October 2025. Further terms available on request.

VAT

The Property is not opted to tax and

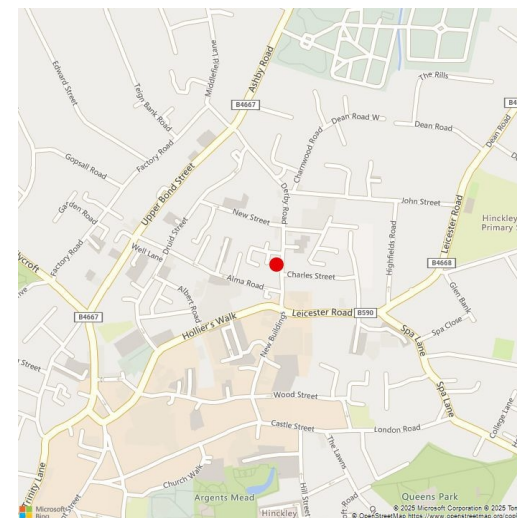
therefore VAT is not applicable to the rent quoted.

LEGAL COSTS

Each Party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

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