



## 12 Market Place, Hinckley LE10 1NT



**Area**  
1148 Sq ft



**Location**  
Hinckley Town Centre



**Food Approved**  
Previously used as a  
takeaway



**Rent**  
£20,000 per annum  
exclusive

## LOCATION

The property is situated in the heart of Hinckley Town Centre amongst numerous other retailers, offices and food outlets.

A newly built shopping centre is in the vicinity with many eating establishments and anchored by a Sainsburys superstore. Hinckley is a popular commuter town approximately fifteen miles away from Leicester.

## DESCRIPTION

The building was previously used as a takeaway and is approximately 1148 sq ft. Currently configured with a customer area, large preparation area, staff WC & cold store area.

## TERMS

Available by way of a brand new lease for a term to be agreed,

## LEGAL COSTS

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

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contact/references.

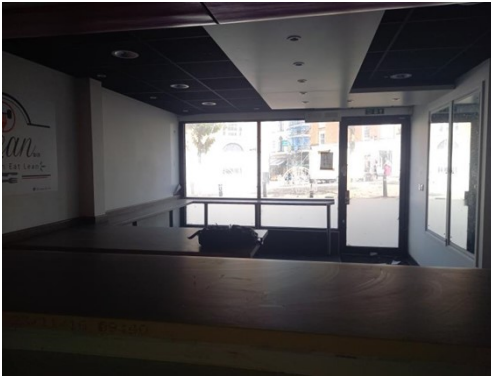
## RATES

According to the Valuation Office the Rateable Value is £14,750 per annum. Interested parties are encouraged to make their own enquiries with Hinckley and Bosworth Council.

## EPC

C 70

For further information please contact:  
[hello@obre.co.uk](mailto:hello@obre.co.uk)



## O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: York House, 18 York Road, SL6 1SF | Tel 01628 334154

Email [hello@obre.co.uk](mailto:hello@obre.co.uk) | [www.obre.co.uk](http://www.obre.co.uk)

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.

