

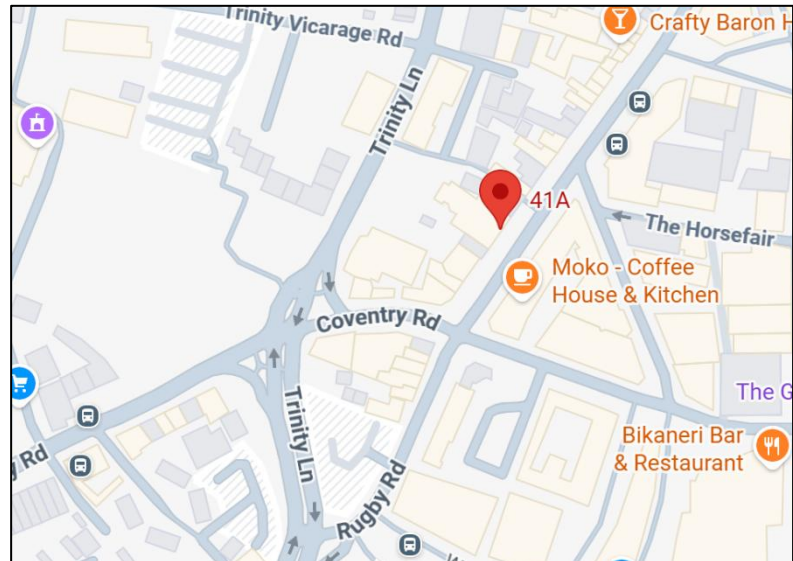


41a Regent Street, Hinckley LE10 0BA

Summary

- Popular Bar
- New Free of Tie Lease Available
- High Street Location
- Spilt Level Ground Floor
- Sui Generis Use
- Large Car Park to the rear and dedicated decked area

Rental Offers in Excess of £20,000 per annum



Viewing is strictly by prior appointment with sole agents
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Location

The property is located in Hinckley a market town in south west Leicestershire. The property is situated on Regent Street located in Hinckley town centre. The property has the benefit of good transport links with Hinckley Station 0.4 miles south of the property and good motorway connections with the Junction 1 of the M69 motorway being located to the south east. The surrounding occupiers include retailers, restaurants and other licenced properties.

For a better understanding of the location please review [Google Street View](#).



Old Photo

Property

The ground floor comprises of a spacious trade area on split levels served by a single bar servery. To the rear of this servery is cellarage and stores. To the rear of the main bar is a lounge area and further storage. To the rear of the property is a dedicated outside decked area and car park for approximately 20 spaces.



Tenure

Leasehold

Terms

The property is available by way of a new 10-15 year lease, contracted inside the Landlord & Tenant Act 1954, subject to five yearly rent reviews.



Rent

Rental Offer in excess of £20,000 per annum.

Planning

The property has the benefit of Sui Generis use.

Licensing

A new premise licence will need to be applied for.



Fixtures and Fittings

All fixtures and fittings that remain are included. The lighting and sound system are to remain in situ.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

