

Substantial Prime Shopping Centre Leisure Unit

Total area
1,521m² (16,380ft²)

- Well fitted former Gymnasium unit
- Directly adjacent to Cineworld
- Open air shopping centre in the heart of the town
- 546 space car park
- Nearby occupiers TK Maxx, Shoezone, Superdrug, Loungers and Coffee#1
- Quoting rent – On Application



TO LET



Location



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Location

Hinckley is located approximately midway between Leicester and Coventry. The town lies 15 miles to the southwest of Leicester and 25 miles northeast of Birmingham. Quick and easy access to the national motorway network via the A5 which joins the M69 leading south to the M6 and north to the M1.

The Crescent provides Hinckley's town centre with a significant retail, leisure, and supermarket offering. Home to a diverse mix of multinational brands, it spans over 165,000 sq ft and is anchored by a Sainsbury's of approximately 105,000 sq ft. The development also features approximately 546 parking spaces for visitor convenience.

Nearby occupiers include Cineworld, TK Maxx, Shoezone and Superdrug.

The Property

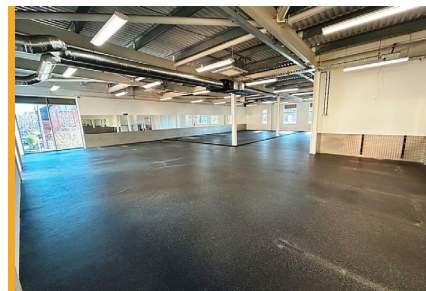
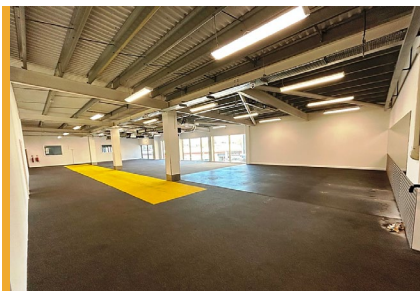
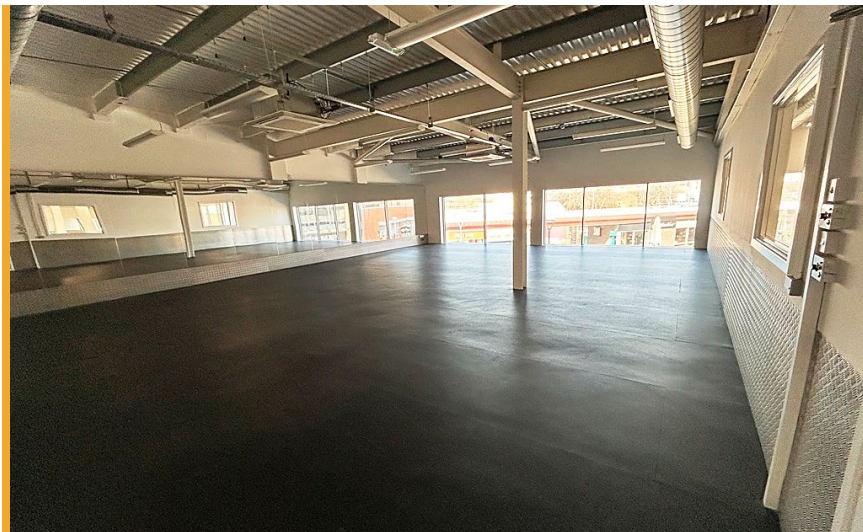
The property comprises prominent leisure premises in the heart of the shopping centre, which is currently used as a gym. The unit offers ground, first floor and a mezzanine-level open-plan space.

EPC

B41 - a copy of the Energy Performance Certificate is available upon request.

Service Charge

A service charge will be applicable, more details on request.





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Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground floor area	341	3,674
Mezzanine	838	9,024
First floor	342	3,682
Total	1,521	16,380

Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

On Application

Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

VAT

VAT is applicable at the prevailing rate.



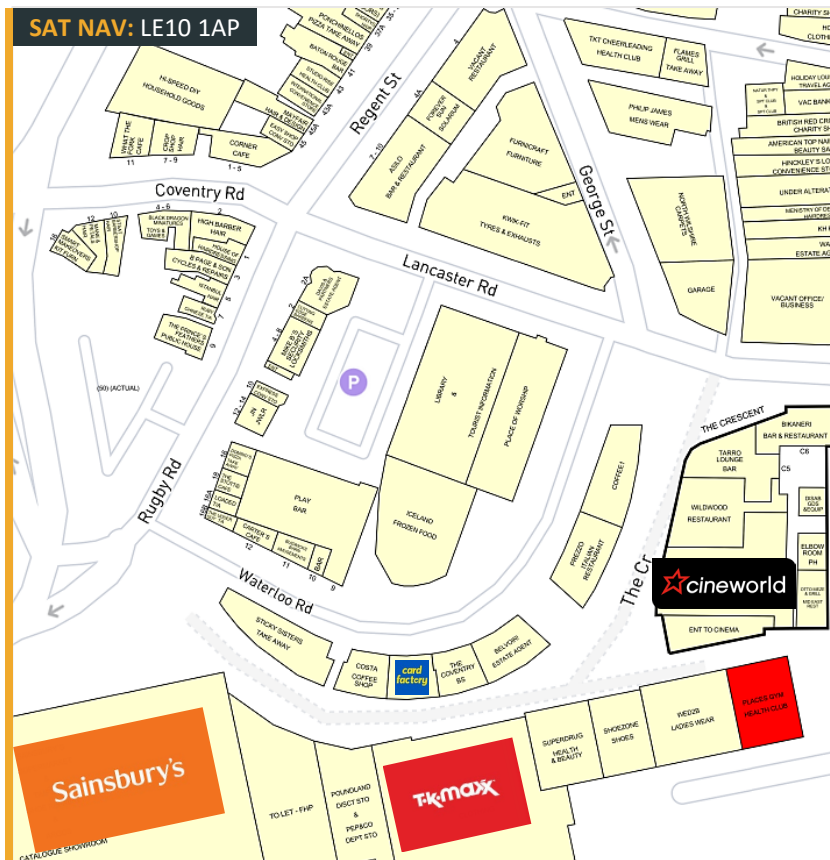
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Legal Costs

Each party will bear their own legal costs incurred.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £125,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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