



195 Derby Road, Loughborough, Leicestershire, LE11 5HJ

- * 820 sq ft - Ground floor retail/surgery space
- * 330 sq ft - First floor offices
- * Requires renovation with incentives available
- * Car parking to the rear
- * Willowbrook Retail Centre nearby

Location

This detached former vets is located halfway along Derby Road to the North of the town centre of Loughborough.

Loughborough offers good access links to Leicester, Nottingham and Derby with Loughborough train station being less than a 5 -minute drive away. Good road and rail links to surrounding towns and cities, with the M1, M42 and M69 / M6 all within a 20-mile radius and direct rail access to St Pancras station.

Property Description

The property is a detached 2 storey property under a pitched tiled roof with rendered elevations. Vehicular side access to the rear car park where around 6-8 cars could be parked.

There is a first floor flat to the rear that is not included in the lease.

Accommodation

The ground floor accommodation comprises several rooms totalling approx. 820 Sq Ft with front and rear access, the space is in need of full renovation and would suit office, takeaway, retail operators - Subject to planning.

On the first floor via an internal staircase are 2 large rooms and separate w/c.

Services

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered for let on a new FRI lease - length and terms to be agreed - minimum 5 years will be expected.

Initial passing rent of £30,000 + VAT per annum. With rent free incentives available for fit out improvements

Landlords' insurance will be re charged at cost.

Deposits will be required - up to 3 months

Rates

The property will need to be re-assessed for rates when works are completed. The VOA shows the current rateable Value to be £9,200.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

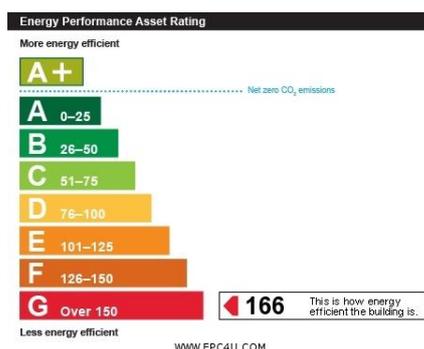
Both Parties will be responsible for their own legal costs.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

Off road parking to the side and rear for 6-8 vehicles.



Contact Details

18 Midland Court
Station Approach
Oakham
Rutland
LE15 6RA

www.pandfcommercial.com

Email: office@pandfcommercial.com

Tel: 01664 431330