



## 28 Unit 3 - Market Street, Loughborough, Leicestershire, LE11 3EP

Approximately 2600 Sq Ft ground floor retail space

Shell fit out with new shop frontage

Busy town centre location

Pedestrianised shopping Street

Available now - max 2 year lease available

## Location

Loughborough is a well-known University town, situated between Nottingham to the north and Leicester to the south. The town has good connectivity to the M1 motorway Junction 23, approximately three miles to the west. 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.

The property is situated between Market Street and Packe Street, access provided via Packe Street for parking and services. Market Street is a pedestrianised area with a mixture of residential, leisure and retailing occupiers.

## Property Description

A single storey dwelling with 1st floor facade, largely open plan retail space.

## Accommodation

The space offers circa 2,600 sq ft of rectangular space taken to a basic fit out with existing lighting and flooring, w/c's and welfare facilities/kitchenette.

## Services

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

## Terms

Offered for let on new lease terms at an initial passing rent of £32,500 per annum plus VAT.  
2-year lease term on fully repairing and insuring terms.  
Plus landlords insurance and management charges.

## Rates

According to the valuation office agency the current rateable value is £30,000.

## 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

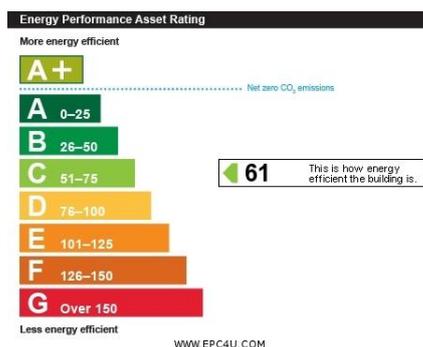
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431 330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Parking

The property does not benefit from any parking, town centre parking is available.

## Other

P & F Commercial is the trading name of F & P Partners Ltd and was formerly known as Moores Commercial. All emails sent to Moores Commercial will be forwarded to P & F Commercial and all data held by F & P Partners Ltd. will remain unchanged by the rebrand.



## Contact Details

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