



48 Market Street, Loughborough, Leicestershire, LE11 3ER

- * 548 sq ft Ground Floor Retail space
- * Large window frontage
- * Busy town centre location
- * Kitchenette and W/C to the rear
- * Available immediately

Location

This 548 ground floor retail unit is in central Loughborough, 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.

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. 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

Occupying the ground floor of a 2-storey town centre property.

Accommodation

Ground Floor Retail space with kitchen and W/C measuring in total 548 Sq ft. The space is largely open planned, with large window to the main street.

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 £17,000 per annum plus VAT. 10-year lease term with 5-year break clause on fully repairing and insuring terms. 3 month deposit required. Plus landlords' insurance and management charges.

Rates

We understand from the VOA website that the Rateable Value for the property is £12,000 but prospective tenants should make their own enquiries in this respect. For qualifying businesses small business rate relief could be available.

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



Contact Details

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Important; we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.