

Retail Unit To Let

Loughborough

14-14A Market Place, LE12 9RT

ecsRETAIL

www.ecsretail.co.uk



Viewing & Enquiries

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Location

The premises occupy a prominent location on the pedestrianised market place adjacent to Boots the Chemist. The premises are located in close proximity to Carillon Court Shopping Centre which is home to New Look, Pandora, Claire's Accessories with other retailers including Cafe Nero, Primark, Dorothy Perkins and Subway all close by.

Accommodation

The premises benefit from sales at ground and first floor. Ancillary space is also provided at the rear of the ground floor as well as further storage and staff facilities at first floor, to the rear of the premises.

Net Frontage

Ext. 31 ft (9.51m) Int. 26 ft (7.9m)

Ground Floor - Sales

1,612 sq ft (149.81 sq m)

Ground Floor - Ancillary

283 sq ft (26.31 sq m)

First Floor - Sales

908 sq ft (84.40 sq m)

First Floor - Ancillary

716 sq ft (66.53 sq m)

Total

3,519sq ft (327.05 sq m)

Lease

The premises are available by way of a new FRI lease for a term to be agreed.

Rent

£75,000 per annum exclusive of rates, service charge, insurance and VAT where applicable. Alternatively the property is available at a rent of £3,500 per calendar month exclusive of rates, service charge, insurance and VAT if applicable on a short term basis.

Rating Assessment

Please verify the actual rates payable with the local authority.

Rateable Value

£69,500.00

UBR

£0.482

Rates Payable

£33,499.00

Legal Costs

Each party is responsible for its own legal costs incurred in the transaction. Subject to contract and vacant possession.

Joint agent: contact Rob Amey & Adam Tyler of Hartnell Taylor Cook on 020 7491 7323

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