

Prime Position Retail Unit To Let – Subject to Vacant Possession

Total Sales:
26.20m² (282ft²)

- Occupying a prominent trading position
- Set in a popular market town
- Strong footfall during the day
- Use Class E
- National retailers nearby include Boots, Caffè Nero, Costa, McDonalds, Subway, Greggs and Clarks



TO LET



Location



Gallery



Contact



Location

The subject premises are located within the popular market town of Loughborough and fronts onto the prime trading location, adjacent to Subway and Max Spielmann.

The subject property is prominently positioned along Market Place – a heavily pedestrianised route within Loughborough Town Centre.

Loughborough also hosts its retail market which is held every Thursday and Saturday between 7am and 5pm.

National operators on Market Place include **Primark**, **Clarks**, **Caffé Nero**, **Waterstones**, **Boots**, **Greggs** and **Subway**.

Floor Areas

We understand that the property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	26.20	282
Total	26.20	282

Not all the demised areas were accessible during our site inspection. Interested parties are advised to make their own enquiries. This information is given for guidance purposes only.





Planning

The property is categorised as **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, creche and gym.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries to Charnwood Borough Council on 0150 963 4929)

Business Rates

We have been advised by Charnwood Borough Council's Business Rates Department that the property is assessed as follows:

Rateable Value (2017): £12,500

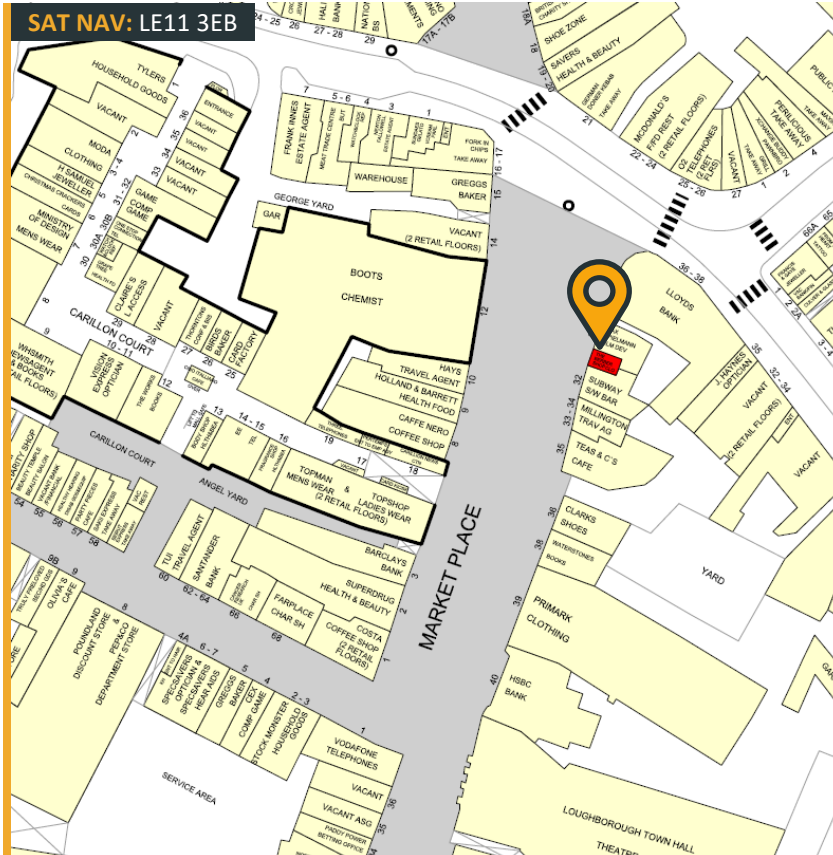
The rates payable are based on the current UBR rate which is Xp. Under the latest Government relief qualifying retail, leisure and hospitality businesses will receive a discount of 50% on the rates payable until 31/03/2023, up to a cash limit of £110,000 per business. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

EPC

A copy of the Energy Performance Certificate is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



Terms

Subject to vacant possession, a new lease is available on terms to be agreed.

Rent

Rental offers are invited in the region of:-

£19,500 per annum exclusive

VAT

VAT is charged in addition to the rent.

Further Information

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

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09/08/22

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.