



9 Ashby Square, Loughborough LE11 5AA

Retail Unit TO LET in  
Loughborough Town Centre

£8500 per annum inc VAT

250 Sq Ft - all uses considered  
STPP

- Circa 250 sq ft retail unit
- £8,500 per annum Plus VAT
- Loughborough Town Centre
- Available March 2026
- All uses considered STPP.

# 9 Ashby Square, Loughborough LE11 5AA

## Summary

Size - 250 sq ft  
Rent - £8,500 per annum  
Rates - £6,500 - small business rate relief should apply  
Vat - Applicable  
EPC - D (100)  
Management fees - £100 per quarter + VAT

## Description

Offered for let is this ground floor lock up retail unit - open plan shop space with small store cupboard and W/c.

## Location

Located just off the main pedestrianised town centre of the popular market and university town of Loughborough in the Charnwood Borough of Leicestershire. The town has a population in the region of 60,000 making it the largest settlement outside of the County capital of Leicester.

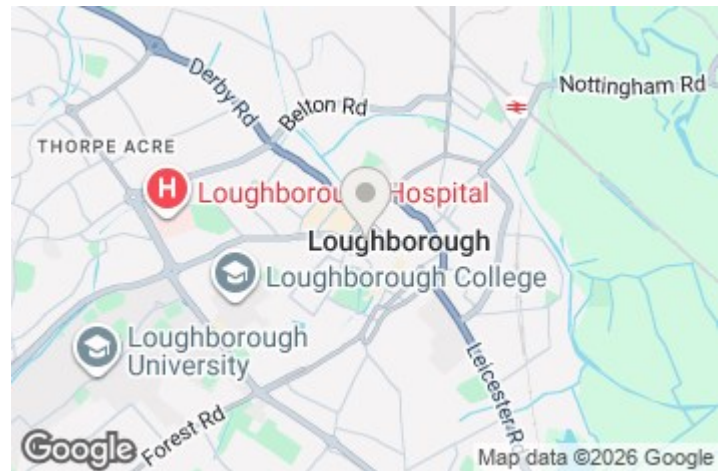
The Town lies on the A6 and is approximately midway between Leicester and Nottingham. Loughborough is home to Loughborough university, an excellent facility that boasts one of the largest sports scholarship schemes in the UK. Good road and rail links to surrounding towns and cities, with the M1, M42 and M69 / M6 all within a 20-mile radius and direct rail access to St Pancras station.

## Terms

Offered for let on a new 5 year lease on a fully repairing and insuring basis, with terms to be agreed, the initial passing rent will be £8,500 per annum Plus VAT. Management fees apply - £100 per quarter  
An admin fee is payable to reserve the property of £350 + VAT - this will be a contribution to the landlords lease arrangement fee.

## Services

Mains Electricity, Water and Drainage are connected. We understand that there is no Gas to the Unit. There is no rear access and there is no potential for extraction so the property would not be suitable for a hot food takeaway. These services have not been tested by the agent



## Viewing and Further Information

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