



39 A-C Market Street, Loughborough, LE11 3EP

3 Shop Commercial investment For Sale in Loughborough Town Centre

£525,000 Virtual Freehold/999 year leasehold

Current income £43,700 Rent

- Commercial investment For Sale
- 3 x shops in Loughborough Town Centre
- Income producing £43,700 with increases
- £525,000 guide price
- Finance available subject to status
- Virtual Freehold/999 year lease

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## Summary

Tenure - Virtual Freehold 999 Year lease

VAT - Not applicable

Price - £525,000

Legal Fees - Each Party to bear their own costs

EPC's - D (83) - C (56) - C (68)

Rateable value - Tenants are responsible for rates payable.

Utilities - Tenants are responsible for all utilities

## Description

39 A-C Market street offers 3 ground floor investments for sale, the upper floors are not included in the sale, the upper floors are separately accessed and offer residential accommodation.

The ground floor sale comprises 3 fully let units, with occupiers: a café bar, Music bar and a jacket potato takeaway/restaurant.

The units are prominently located on Market Street, on one of the Town centres busiest foot fall locations.

## 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. Market Street is a pedestrianised area with an mixture of residential, leisure and retailing occupiers. 39 A-C are approximately 150m from the main Market Square.

## Terms

Offered for sale Virtual Freehold with a 999 Long leasehold lease to be created with tenants in situ, with a guide price of £525,000.

39a Market Street £17,700.00

39b Market Street £14,000.00

39c Market Street £12,000.00

Total £43,700

Full leases are available on request, leases are typically 5 year terms with 3 years breaks.



## Viewing and Further Information

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