



Retail Unit to Let, Church Gate Mews, Loughborough LE11 1TZ

Retail premises TO LET within
Church Gate Mews

Rent - £10,000 + VAT Per annum

Size - 650 sq ft

- Available immediately
- Located within Church Gate Mews
- Ground and first floor retail unit
- Single personnel entrance door & retail frontage
- First floor welfare facilities & kitchenette

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Summary

Available Size - 650 sq ft
Rent - £10,000 per annum
Rateable Value - £8,300
Car Parking - There is no parking with the Unit
VAT - Applicable
Legal Fees - The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced
EPC Rating - B (38)

Description

The property is a 2-storey brick-built unit under a pitched roof set within Churchgate Mews, which is a well presented shopping parade filled with smaller business owners. The commercial space is set out over the ground and first floor.

Location

This 650 Sq Ft retail unit is located just off the main pedestrianised town centre of Loughborough and be accessed via Church Gate and Biggin St.

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

A new 5-year lease, outside the 1954 Act, is being offered with an initial passing rent of £10,000 + VAT. A contribution to the landlord buildings insurance will be applicable and arranged directly with the landlord. A rent deposit equalling 3 month rent will also be required. The tenant will be responsible for all utilities and business rates (if applicable).

Legal Fees - The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced and is non returnable once the lease is issued.

Services

We are advised that main services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

Hot water is provided by an electric unvented hot water cylinder and heating by way of electric radiators and LED light spot lighting is over both floors.



Viewing and Further Information

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