



45 Market Street, Loughborough

Retail unit to Let in Loughborough Town Centre

Rent £21,950 per annum + VAT
Ground Floor Retail only at
£18,000 per annum

Available immediately on new
lease terms

- 1250 Sq ft for the whole building
- Retail Ground floor with office and storage upper floors
- £21,950 per annum Plus VAT
- Available immediately
- 3 Storey property

Summary

Rent - £21,950

VAT - Applicable

Rates - £15,500

Legal Fees - Each party to bear their own costs

EPC - D (80)

Description

The property is a 3 storey mid property, under a pitched tiled roof. The ground floor shop trades as a Chinese supermarket and offers around 550 sq ft of retail space. With staff w/c on the ground floor.

The upper floors comprise of 3 offices/store rooms with kitchen and w/c on the first floor with 2 more office/store rooms on the first floor.

There is a separate rear access to first floor level and there is the possibility of leasing just the ground floor or the whole building.

Location

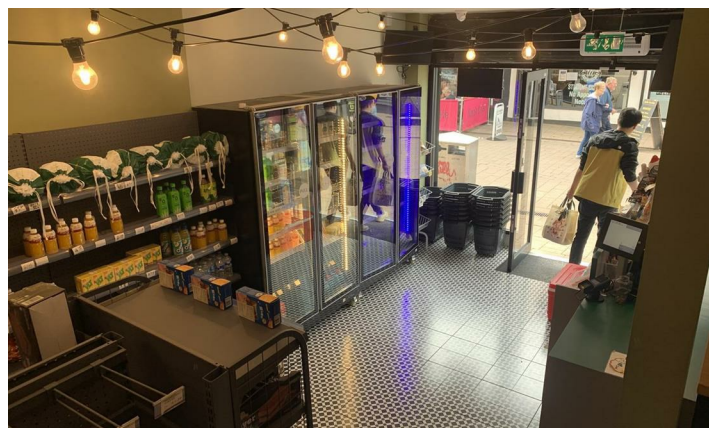
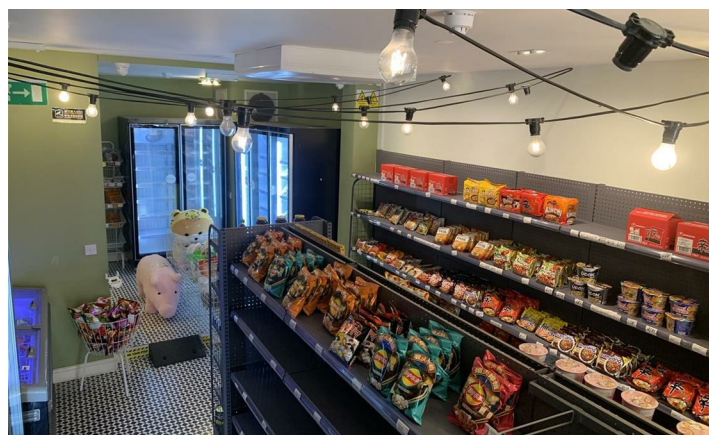
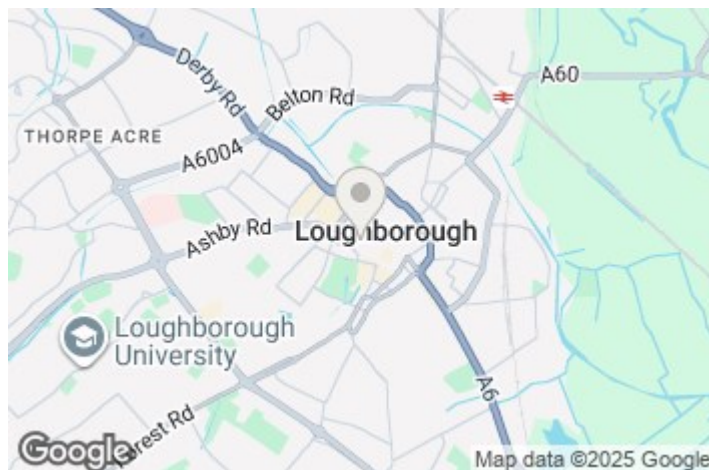
Market Street is a notable area and serves as one of the primary pedestrianised routes leading to Market Place and the Cattle Market.

Loughborough itself 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.

Terms

Offered for let on a new 5year lease on full repairing and insuring terms with a review after 3 years and breaks to be agreed - the rent is £21,950 per annum plus VAT for the whole building or the Ground floor only can be leased for £18,000 per annum plus VAT.

A deposit equal to 3-month rent will be required. The service charge to include building insurance is £125 per quarter. Rent is paid quarterly in advance



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

