

2 Churchgate Mews, Loughborough LE11 1TZ

Summary

Available Size - 1000 sq ft
Rent - £12,000
Rateable Value - £9,900 reducing to £9,100 from 1st April 2026
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 (37)

Description

The shop occupies the ground floor and first floor of a 2-storey brick-built dwelling under a pitched roof. Set within Churchgate Mews, which is a well-presented shopping parade filled with smaller private businesses. The parade is fully let and thriving apart from unit 2 - other occupiers include a Beauty salon, tattoo artist, café, phone repair shop and Wedding dress boutique.

Location

4 Church Gate Mews is located just off the main pedestrianised town centre of Loughborough. 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.

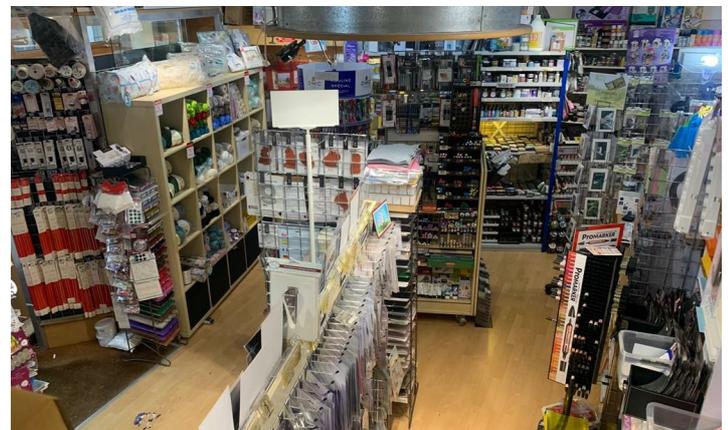
Loughborough is home to Loughborough university, an excellent facility that boasts one of the largest sports scholarship schemes in the UK. Good road and rail links to surrounding towns and cities, with the M1, M42 and M69 / M6 all within a 20-mile radius and direct rail access to St Pancras station.

Accommodation

The property is set over the ground and first floor and is currently being used for retail on both floors.
The ground floor measures approx. - 21ft x 20ft including the stairs
The first floor measures approx. - 31ft x 20ft plus kitchen and w/c areas.

Terms

A new 5-year lease, outside the 1954 Act, is being offered with an initial passing rent of £12,000 + VAT, plus landlords' building insurance. A 3 month rent deposit will be required. The tenant will be responsible for all utilities and business rates (if applicable).



Viewing and Further Information

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