



GF Retail unit - 41 Market Place, Loughborough - LE11 3EJ

GF Retail in Loughborough
Landmark Town centre building

£65,000 per annum Plus VAT

3100 SQ FT Retail space To Let

- Prime Loughborough Town Centre
- £65,000 per annum plus VAT
- Fully repairing and insuring lease
- 5 year lease term minimum
- Available end 26/early 27
- 3100 sq ft ground floor retail space

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Summary

Size - 3,100 Sq Ft
Rent - £65,000 per annum
VAT - Applicable
Rates - To be re-assessed following the renovation works
EPC - To be re-assessed following the renovation works
Term - 5 year minimum lease term
Lease - Fully repairing and insuring lease

Description

This iconic building is located in the Centre of Loughborough on Market Place. This former bank is undergoing a full renovation and will provide residential accommodation to the upper floors (which is not included in the letting) and providing a ground floor unit measuring approximately 3100 SQ FT. See floor plans. The site is due to be box fitted and available from the end of 2026 to early 2027.

Location

Located on 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.

Accommodation

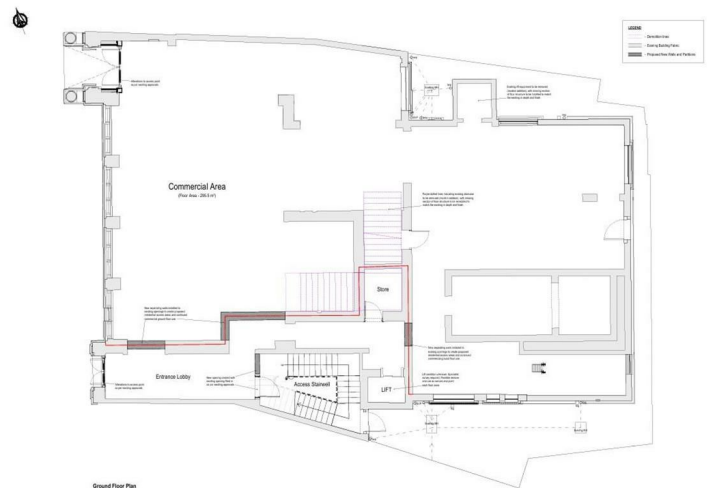
The layout of the commercial space consists of 2 main areas plus ancillary space to the rear - measuring 295.5 sqm approx. 3100 sq. ft. The unit will be taken to a white box fit out with services in place.

Terms

The property is offered to let on a minimum 5 year term or longer if required. The initial passing rent is £65,000 per annum + VAT. A contribution to the Buildings insurance will be re-charged at cost. 3 months deposit will be required.

Business Rates

The ground floor business rates will be separated when the works to the whole building are complete. Tenants will be responsible for any rates payable.



Viewing and Further Information

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