



### Churchgate Mews, Loughborough

Great opportunity for first floor  
Salon

Ideal for beauty uses and Tanning

£13,500 per annum plus VAT

- Ideal Tanning salon available to rent
- Available immediately
- £13,500 Per annum plus VAT and Insurance
- Open plan reception and 5 treatment rooms
- Loughborough Town Centre



# Churchgate Mews, Loughborough

## Summary

Available Size - 1065 sq ft

Business Rates - £10,750

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 D (100)

## Description

The property is located on the 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 business owners. The parade is fully let and thriving apart from unit 4 - other occupiers include a Sweet Shop, tattoo artist, café, phone repair shop and aesthetics clinic.

### Location

6 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.

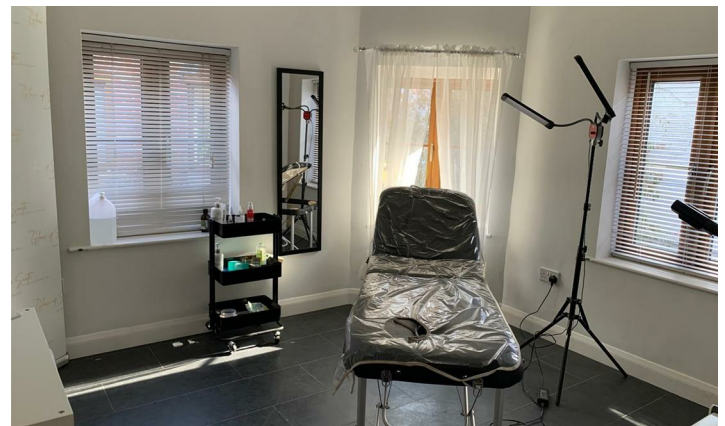
### Terms

A new 5-year lease, outside the 1954 Act, is being offered with an initial passing rent of £13,500 + VAT, plus landlords' insurance. A 3 month rent deposit will be required.

The tenant will be responsible for all utilities and business rates (if applicable).

### Utilities

All services are connected to the property with the exception of gas, these services have not been tested by the agent.



## Viewing and Further Information

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