



20a Market Street, Loughborough - LE11 3EP

Loughborough Town Centre  
Location

£32,500 per annum Plus VAT

Available July 2026 or sooner by  
agreement

- Approximately 2500 Sq Ft ground floor space
- Currently trading as a gym business
- £32,500 per annum plus VAT
- Business could be acquired by negotiation
- Pedestrianised shopping Street
- Busy town centre location



## Summary

Size - Circa 2500 Sq FT  
Rent - £32,500 per annum  
VAT - Applicable on the rent  
Management fees - 5% per annum  
Building Insurance - Re-charged at cost  
Tenure - Leasehold  
EPC - D (83)

## Description

Located on the ground floor of a 2-storey town centre property. The upper floors are occupied for residential and student accommodation. 20a is currently trading as a gym since 2022. With main front entrance and full window frontage, the space is open planned with a studio to the rear and fitted w/c's and shower rooms.

## Location

Loughborough 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. 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. The property is situated between Market Street and Packe Street, access provided via Packe Street for parking and services. Market Street is a pedestrianised area with a mixture of residential, leisure and retailing occupiers.

## Terms

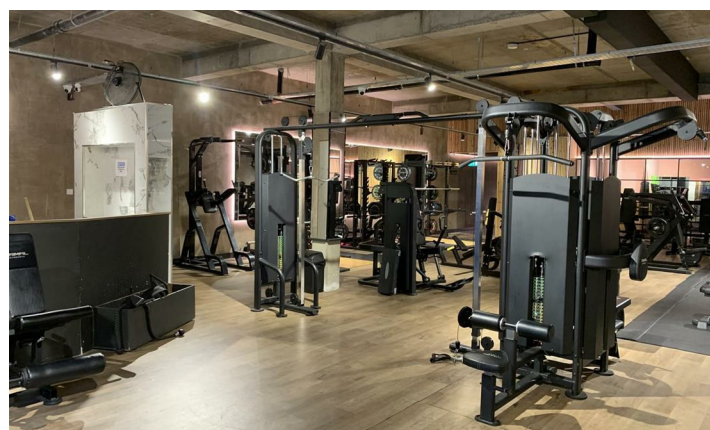
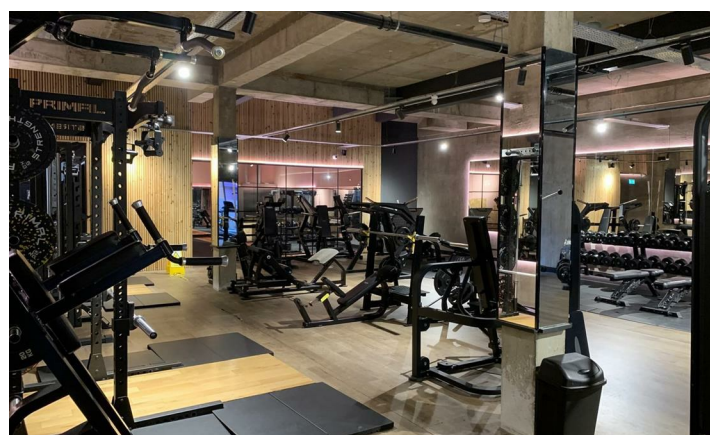
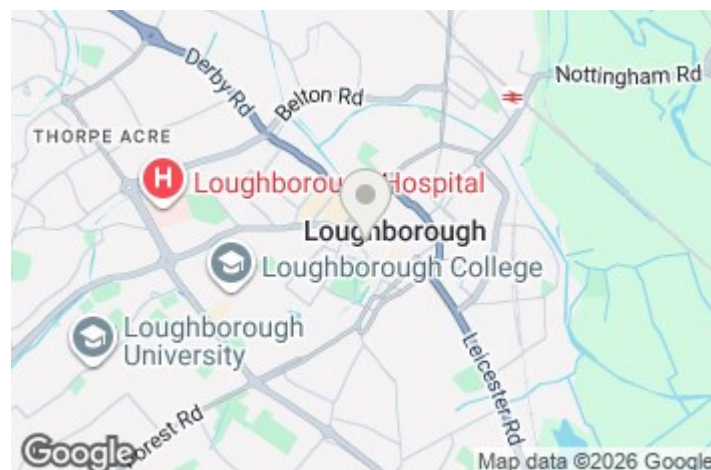
Offered for let on new lease terms at an initial passing rent of £32,500 per annum plus VAT. 10-year lease term with 5-year break clause on fully repairing and insuring terms Plus landlords' insurance and management charges.

The business could be acquired from the outgoing tenant - they would sell the business and equipment for circa £40k - an inventory is available upon request.

## VAT and legal fees

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Both Parties will be responsible for their own legal costs.



## Viewing and Further Information

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