



11 Wards End, Loughborough LE11 3HA

Retail Unit to Let in Loughborough Town Centre

£10,000 per annum (no vat)

425 Sq Ft

- Town Centre Retail Space
- Available January 2026 or sooner by agreement
- 3/5-year lease available
- £10,000 per annum
- 425 square foot retail space

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Summary

Size - 425 sq ft
Rent - £10,000
VAT - Not Applicable
Business rates - RV £4,300
Legal fees - tenants will contribute £350 + VAT to the landlords
lease arrangement fee
EPC - (71) C

Description

Number 11 Wards End - is a Mid terrace retail unit in the Centre of Loughborough - Comprising ground floor retail space and office spaces with w/c and kitchenette. Comprising 425 Sq. Ft Retail unit is located just off the main pedestrianised area in Central Loughborough. The retail unit overlooks Bedford Square

Location

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.

Amenities

Located just off the main town centre of Loughborough, and close to all local shops and offices

Services

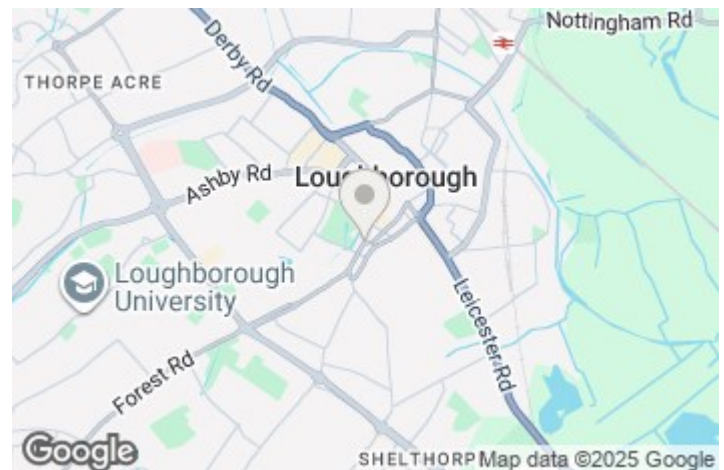
We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered for let on a new 5 year lease - the initial passing rent is £10,000 per annum No VAT. A 3 month deposit will be required and Buildings Insurance is arranged by the Landlord and recharged to the tenant. £350 + vat payable on reservation of the property for landlords lease drafting contribution.

Rates

According to the valuation office agency website the current rateable value is £4,300 per annum, subject to status full relief should be available for tenants.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

