

**MATHER
JAMIE**

01509 233433

**37 Baxter Gate
Loughborough
Leics
LE11 1TQ**

TO LET
£7,500 pax



Retail Unit

128.08 sq m (1,379 sq ft)

37 Baxter Gate, Loughborough, Leics, LE11 1TQ

DESCRIPTION

The property provides a ground floor shop premises with kitchen to the rear and first floor sales area. The property benefits from a glass display frontage and incorporates a recessed pedestrian access.

ACCOMMODATION

Ground Floor		
Retail Area	52 sq m	(560 sq ft)
Kitchen	7.03 sq m	(76 sq ft)
Total	59.03 sq m	(636 sq ft)
First Floor		
Sales Area	69.05 sq m	(743 sq ft)
Total NIA	128.08 sq m	(1,379 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£7,500 (seven thousand five hundred pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: £12,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



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LOCATION

The property is located on Baxter Gate, a central location within Loughborough, approximately 300m from the town centre and within a 10-minute walk from Loughborough Train Station.

Baxter Gate connects with Lemyngton Street, High Street and Nottingham Road and is easily accessible from the A6 ring road. The main bus terminus is located directly on Baxter Gate, serving all major routes. The nearest parking is at the Beehive multi-storey car park on Woodgate, a 5-minute walk away.

Nearby occupiers include a combination of retail and professional users.

 **what3words:** ///solved.simply.good

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



CONTACT:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:
All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations