

**MATHER
JAMIE**

01509 233433

60a Wards End
Loughborough
Leics
LE11 3HB

TO LET
£19,500 pax



Retail Premises

106.81 sq m (1,149 sq ft)

60a Wards End, Loughborough, Leics, LE11 3HB

DESCRIPTION

Attractive town centre retail premises currently used as a hair salon and has previously traded as a bar and restaurant.

The ground floor provides for a main retail area, stores and male/female WCs.

The first floor provides for additional retail space plus further storage and a fully fitted kitchen.

The property benefits from full opening windows to the front elevation with a balconied first floor looking down into the retail area. The property provides flexible space suitable for a variety of options.

The premises also benefit from a late night alcohol licence.

ACCOMMODATION

Ground Floor

Retail Area	47.57 sq m	(512 sq ft)
Store	4.04 sq m	(43 sq ft)

First Floor

Kitchen	21.87 sq m	(235 sq ft)
Retail Area	33.33 sq m	(359 sq ft)

Total Net Internal Area 106.81 sq m (1,149 sq ft)

TENURE

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



60a Wards End, Loughborough, Leics, LE11 3HB

RENT

£19,500 (nineteen thousand five hundred pounds) per annum exclusive

VAT

The position regarding VAT is to be confirmed.

BUSINESS RATES

Local Authority: Charnwood
Period: 2022/2023
Rateable Value: £11,750

LEGAL COSTS

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



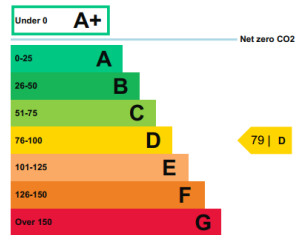
60a Wards End, Loughborough, Leics, LE11 3HB

EPC

The property has an Energy Performance Asset Rating of 79 within Band D and is valid until 7 September 2026.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 | B

If typical of the existing stock

86 | D

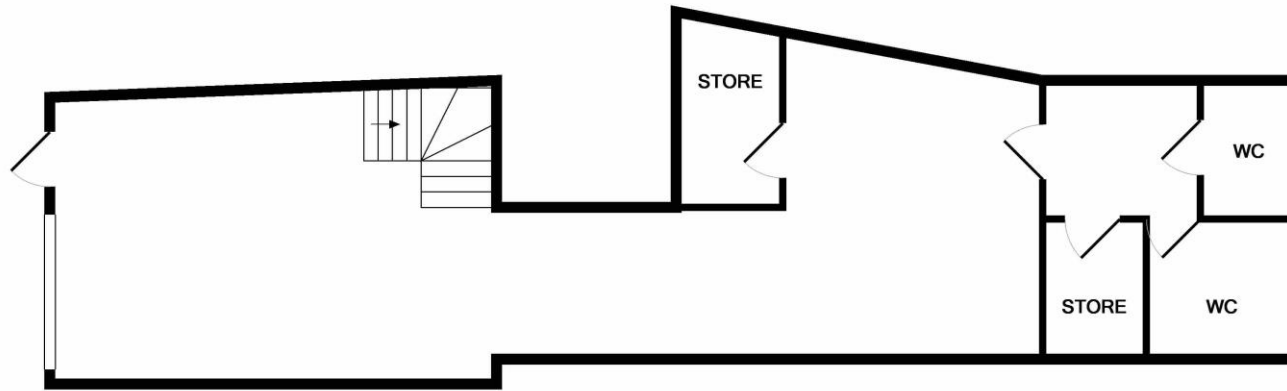


PLANNING

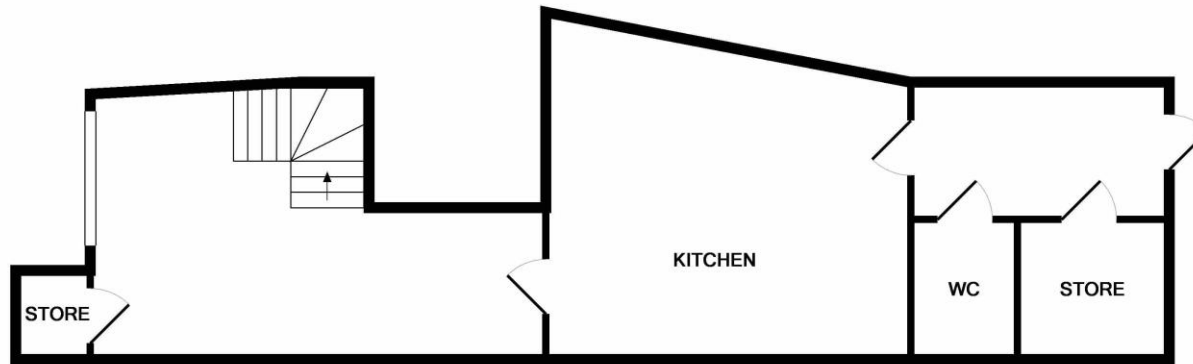
We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

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

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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CONTACT:

Charlie Lallo MRICS
charlie.lallo@matherjamie.co.uk
07751 752280



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

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