

**MATHER
JAMIE**

01509 233433

39 Woodgate
Loughborough
Leics
LE11 2TZ

TO LET
£6,750 pax



Ground Floor Retail Unit

40.4 sq m (435 sq ft)

39 Woodgate, Loughborough, Leics, LE11 2TZ

DESCRIPTION

The premises consists of a ground floor lock-up retail unit with large glass display frontage.

Internally the property consists of a main retail area with office to the rear and WCs. The property benefits from electric storage heaters.

ACCOMMODATION

Retail	26.2 sq m	(282 sq ft)
Office	14.2 sq m	(153 sq ft)
Total	40.4 sq m	(435 sq ft)

TENURE

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

RENT

£6,750 (six thousand seven hundred and fifty pounds) per annum exclusive.

VAT

VAT not be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £3,500

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 92 within Band D. The EPC is valid until 21 May 2028.

PLANNING

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

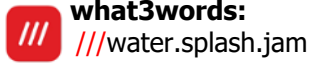
Interested parties are advised to make their own enquiries of the local planning authority.



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LOCATION

The property is prominently positioned fronting Wood Gate in Loughborough town centre. This area of the town provides a mixture of retailers including bars, food outlets and professional occupiers and also benefits being in close proximity to a number of car parks.



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