

**MATHER
JAMIE**

01509 233433

**7-8 Bedford Square
Loughborough
Leics
LE11 2TP**

**TO LET
£15,000 pax**



Ground Floor Retail Premises

87.61 sq m (922 sq ft)

7-8 Bedford Square, Loughborough, Leics, LE11 2TP

DESCRIPTION

Prominent, ground floor, double-fronted retail premises with ancillary office, kitchen, WC and store.

The property benefits from suspended ceilings, inset Cat II lighting and electric storage heaters.

To the front of the property there is a public car park.

ACCOMMODATION

Main Office/Sales Area	56.56 sq m	(588 sq ft)
Ancillary Office	16.58 sq m	(178 sq ft)
Store	11.79 sq m	(127 sq ft)
Kitchenette	2.68 sq m	(29 sq ft)
Total NIA	87.61 sq m	(922 sq ft)

RENT

£15,000 (fifteen thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

TENURE

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



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BUSINESS RATES

Local Authority: Charnwood
Period: 2022/2023
Rateable Value: £18,500

NB: The expected future Rateable Value from 1 April 2023 is £14,750.

LEGAL COSTS

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

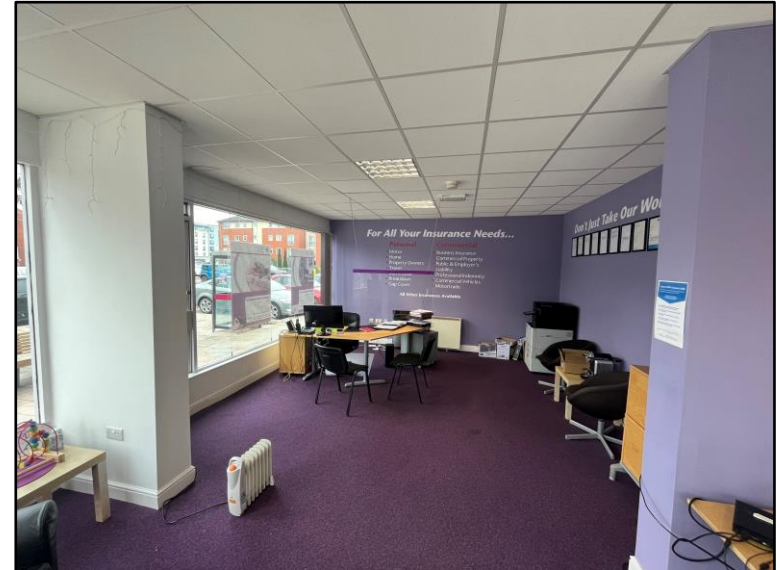
EPC

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 offers a prominent position on the Bedford Square island, in between the two main routes into Loughborough town centre.

The property is located on a parade of shops beneath a well-known Chinese restaurant and can be accessed from the B5350 Forest Road into the town centre.

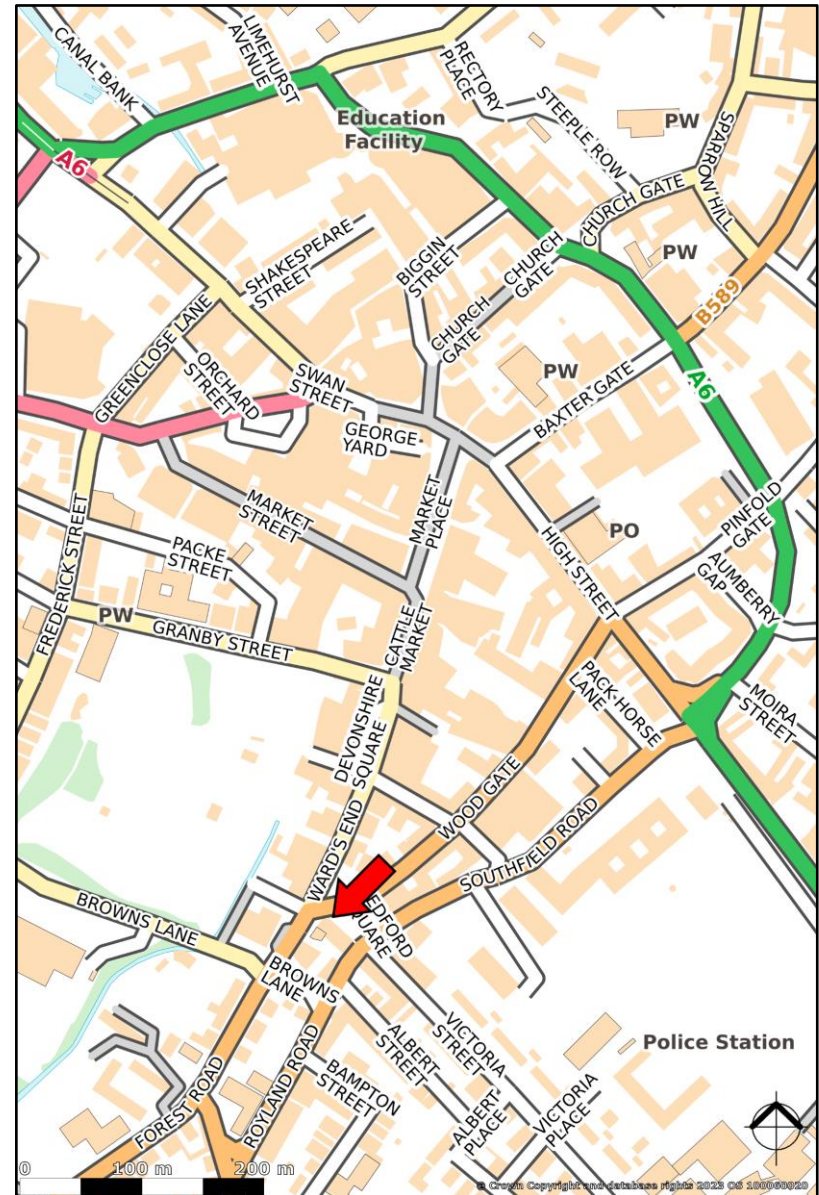
The property is approximately a 5 minute walk from Market Place and a 4 minute walk from Devonshire Square car park. This area of the town provides a mixture of retailers including bars, food outlets and professional occupiers.

The property is situated within the recent Bedford Square Gateway Project which has regenerated Wards End, Devonshire Square and Bedford Square, making the area more attractive to visitors and improving the off-road parking provisions.



what3words:

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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