

**MATHER
JAMIE**

01509 233433

32 Leicester Road
Loughborough
Leics
LE11 2AG

TO LET
£7,500 pax



Ground Floor Retail Unit

30.43 sq m (328 sq ft)

32 Leicester Road, Loughborough, Leics, LE11 2AG

DESCRIPTION

The property comprises a ground floor retail shop with a glazed frontage providing retail space to the front and ancillary kitchen/store to the rear. There is a WC and the property benefits from air conditioning and electric heating.

ACCOMMODATION

Retail Area	24.02 sq m	(259 sq ft)
Kitchen	5.29 sq m	(57 sq ft)
Store	1.12 sq m	(12 sq ft)
Total	30.43 sq m	(328 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 applicable to the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £4,500

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 33 within Band B. The EPC is valid until 26 April 2033.

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 subject property occupies a prominent position fronting Leicester Road in Loughborough opposite Charnwood Borough Council's offices.

Nearby occupiers include Well Pharmacy, Tesco Express, Stuart Westmoreland, Arnold Motorcycles, Park View Surgery plus a number of other retailers and restaurants.

 **what3words:**
///flanks.kind.palace



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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