

55 Market Street, Loughborough, Leics, LE11 3ER

DESCRIPTION

The property consists of a ground floor retail area, benefiting from kitchen and WC facilities.

ACCOMMODATION

Total NIA	38.16sq m	(410 sq ft)
-----------	-----------	-------------

TENURE

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

RENT

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

VAT

VAT will not be applicable to the rent.

BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £12,750



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 122 within Band E. The EPC is valid until 13 April 2025.

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.



55 Market Street, Loughborough, Leics, LE11 3ER

LOCATION

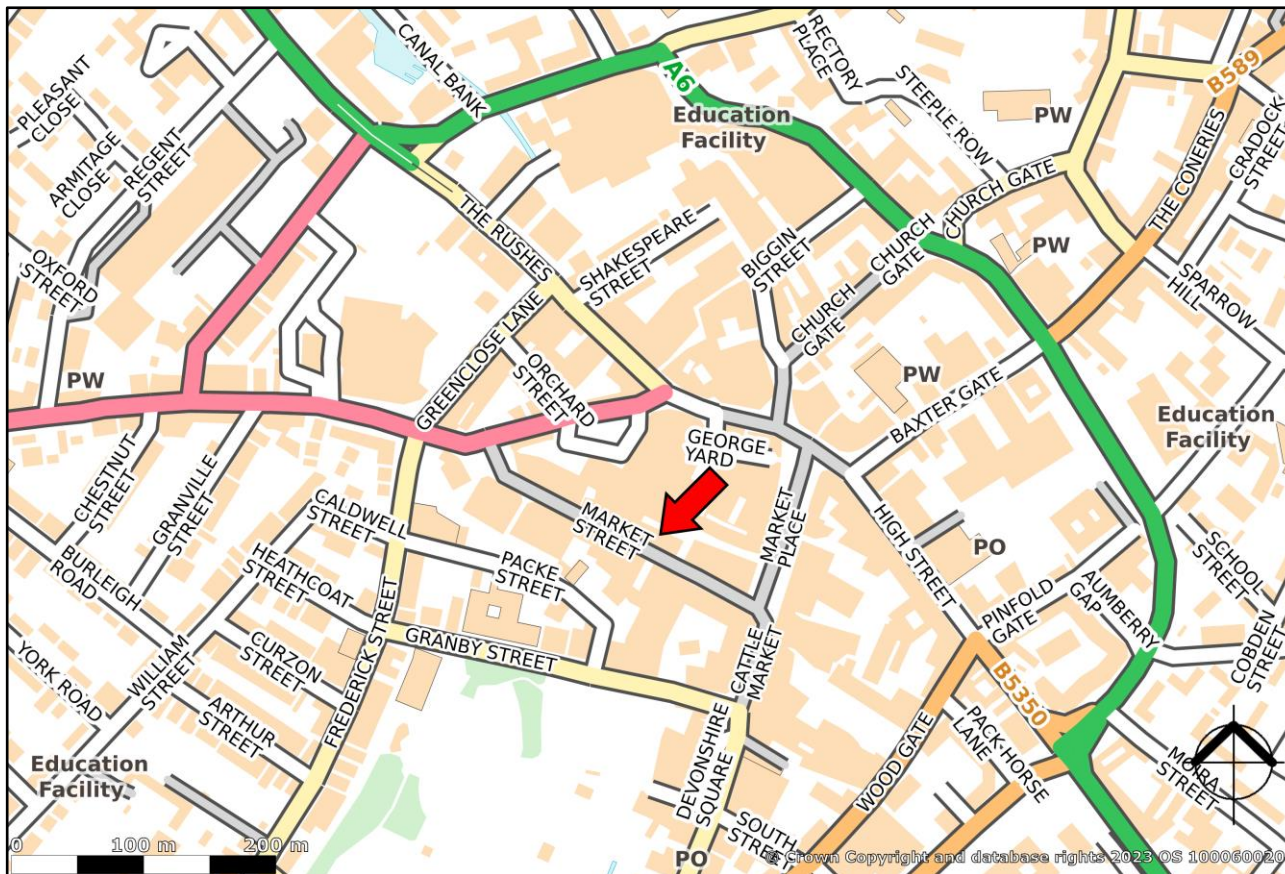
The property is prominently positioned on Market Street within Loughborough town centre, opposite Peacocks and Poundland. Market Street is a busy location and one of the main pedestrianised routes through to Market Place and Cattle Market.

Nearby occupiers include Specsavers, Oxfam, Iceland, TUI, Greggs, Vodafone, Cancer Research and Costa Coffee.



what3words:

///rates.adopt.sentences



CONTACT:

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

Fraser Hearfield BSc (Hons)
fraser.hearfield@matherjamie.co.uk
07377 294108



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