

To Let

Retail/Office Accommodation

17 Devonshire Square, Loughborough LE11 3DW

For further information
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Location

Loughborough a popular Leicestershire market town well known for its University. The town is located approximately 12 miles north of Leicester, 18 miles south of Nottingham and 41 miles north east of Birmingham. Loughborough has a resident population of 60,000 persons and a Borough population approaching 166,100 (2011 Census).

The property is located on Devonshire Square adjacent Gattsbys Furniture and Wheelers Gifts whilst opposite Home Bargain, Salvation Army and Belfred.

Description

The property comprises a retail unit arranged over ground and first floor. Four car parking spaces are demised.

Tenure

Assignment of current lease expiring 28 September 2023 at passing rent with incentives. The September 2018 rent review is outstanding. Alternatively, the property can be made available by way of a new sub lease of whole XLTA expiring at a rent to be agreed.

Accommodation

GF Sales	3619 sq ft	336.19 sq m
FF Anc	310 sq ft	28.80 sq m

Business rates

The property is assessed for rates as follows:

Rateable value: £38,500
Rate in £ (2018/19): 48.8p
Rates Payable: £18,788

Interested parties should make their own enquiries with the Local Authority to verify this information.

Passing Rent

£53,000 pa

Legal costs

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

EPC

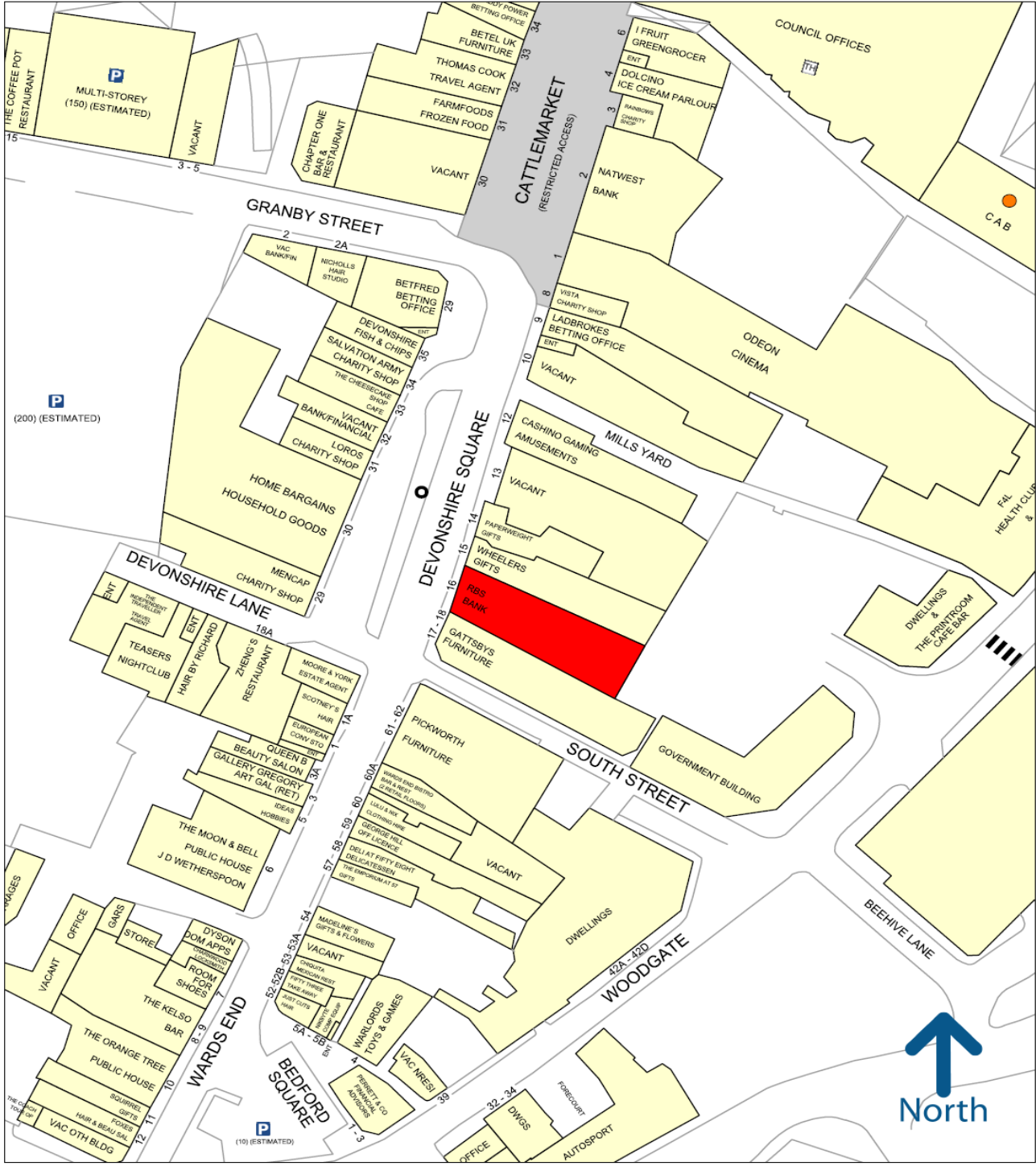
The Energy Performance Asset Rating is E 124. The EPC certificate is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.



Experian Goad Plan Created: 16/08/2018



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