

Loughborough Units 33 & 34 Carillon Court

Retail Unit To Let



Location

The premises are situated within the Carillon Court shopping centre just off market place, Loughborough.

The unit is located adjacent to Game, directly opposite Pandora and close to the busy Swan Street entrance, with other retailers in the scheme including Topshop, WH Smith and the recently refitted New Look.

Accommodation

A ground floor retail unit providing the following floor areas:

Ground Floor:	1,537 sq ft	142.79 sq m
First Floor Ancillary:	979 sq ft	90.95 sq m

Rent

£40,000 per annum exclusive.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Service Charge

The on account service charge is £14,152.

Rates

To be assessed

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Unit 33: G
Unit 34: D

To be reassessed once conglomerated

Viewing & Further Information

Strictly by prior arrangement only with:

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