



DRAFT



TO LET

Ground Floor Lock-Up Retail Unit

39.56 m² (426 ft²)

8 Church Gate
Loughborough
LE11 1UD

**MATHER
JAMIE**
01509 233433

LOCATION

The subject property fronts Church Gate which is a pedestrianised retail location within Loughborough. The property occupies an excellent retail position serving the town and surrounding areas, surrounding occupiers include Cash Converters, Top Stitch Tailoring and Petra Bentley Hair Salon.

The property's location is shown on the plan within these particulars.

DESCRIPTION

The property is a ground floor lock-up shop benefitting from a modern timber shop frontage with large glass display window. Internally the unit benefits from a large sales area and WC facilities.

MATHER JAMIE

Chartered Surveyors

3 Bank Court, Weldon Road,
Loughborough, Leicestershire
LE11 5RF

tel: 01509 233433

fax: 01509 248900

email: sales@matherjamie.co.uk

website: www.matherjamie.co.uk



IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. 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.
2. 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.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. 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.
5. 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.

ACCOMMODATION

Sales Area 39.56 m² (426 ft²)
WC

Total Net Internal Area 39.56 m² (426 ft²)

TENURE

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

RENT

£10,000 (ten thousand pounds) per annum exclusive.

BUSINESS RATES

Local Authority: Charnwood Borough Council

Period: 2019/2020

Rateable Value: £8,600

LEGAL COSTS

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

VAT

VAT will not be charged on the rent.

PLANNING

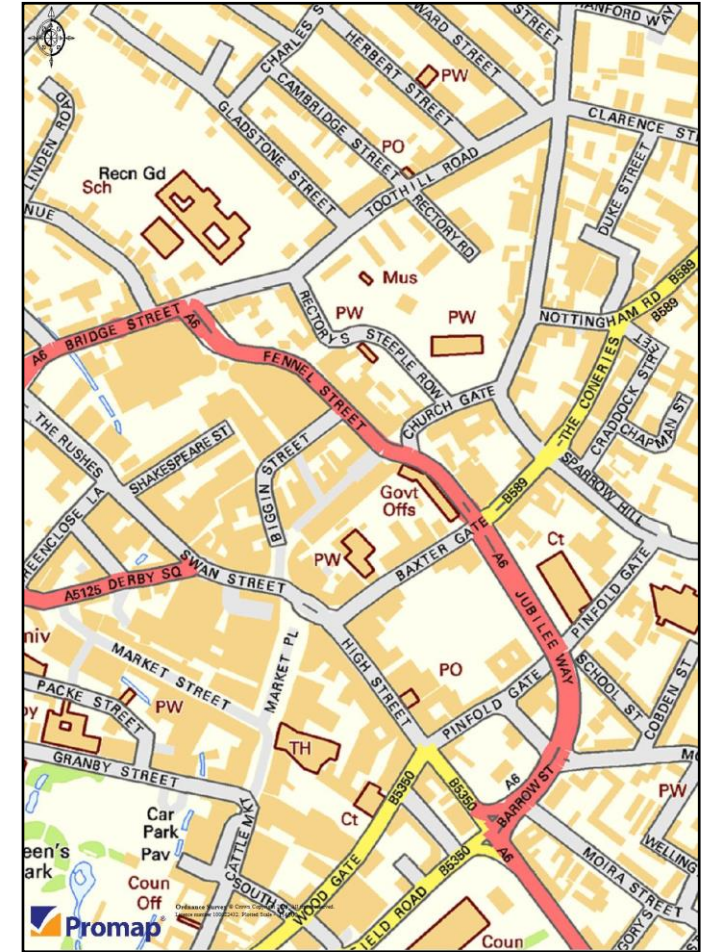
We understand the premises have authorised planning consent under Class A1 of the Town and Country Planning (Use Classes) Order 1987.

CONTACT:
EMAIL:

Travis White BSc (Hons)
travis.white@matherjamie.co.uk

CONTACT:
EMAIL:

Alex Reid MRICS
alex.reid@matherjamie.co.uk



EPC to follow