

DRAFT

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GROUND FLOOR RETAIL UNIT
41.26m² (444ft²)
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TO LET

Ground Floor Retail Unit

41.26 m² (444 ft²)

2 Wards End
Loughborough
LE11 3HA

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LOCATION

The property occupies a prominent location within Loughborough's town centre fronting Wards End. The property's location is shown on the plan within these particulars.

DESCRIPTION

The property consists of a ground floor lock up shop with rear ancillary and WC, formerly traded as a convenience store. The property benefits from a security shutter to the shop front.

ACCOMMODATION

Retail 41.26 m² (444 ft²)

MATHER JAMIE
Chartered Surveyors

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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.

TENURE

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

RENT

£7,750 (seven thousand seven hundred and fifty pounds) per annum exclusive.

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2019/2020
Rateable Value: £11,500

LEGAL COSTS

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

VAT

VAT will not be applicable to the rent.

PLANNING

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

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[S1100]

EPC to follow

