

LOUGHBOROUGH

Unit 2, Carillon Court, LE11 3XA

RETAIL UNIT TO LET



Location

The unit is situated towards the Swan Street entrance of Carillon Court, adjacent to Tylers and Moda Clothing. Retailers in close proximity to the unit include H Samuel and GAME, with the scheme benefitting from other retailers such as New Look, WH Smith, Vision Express, Thorntons, Card Factory, EE and The Fragrance Shop.

The premises comprise a ground floor retail unit which was previously occupied by a Pandora Franchise. The unit is fully fitted with a high quality unbranded Pandora fit out with the fixtures and fittings all being retained on lease expiry. The unit is ideally situated to another jeweller or gift retailer that would benefit from the existing shop fit.

Rent

Upon application.

Tenure

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

Accommodation

The property is arranged on ground floor level providing the following approximate floor areas:

| | | |
|--------------|-------------|----------|
| Ground Floor | 1,591 sq ft | 147 sq m |
|--------------|-------------|----------|

Rates

Rateable Value To be separately assessed.

Interested parties are advised to make enquiries with the Local Authority, Charnwood Borough Council (01509 263151).

Service charge

To be confirmed.

Legal Costs

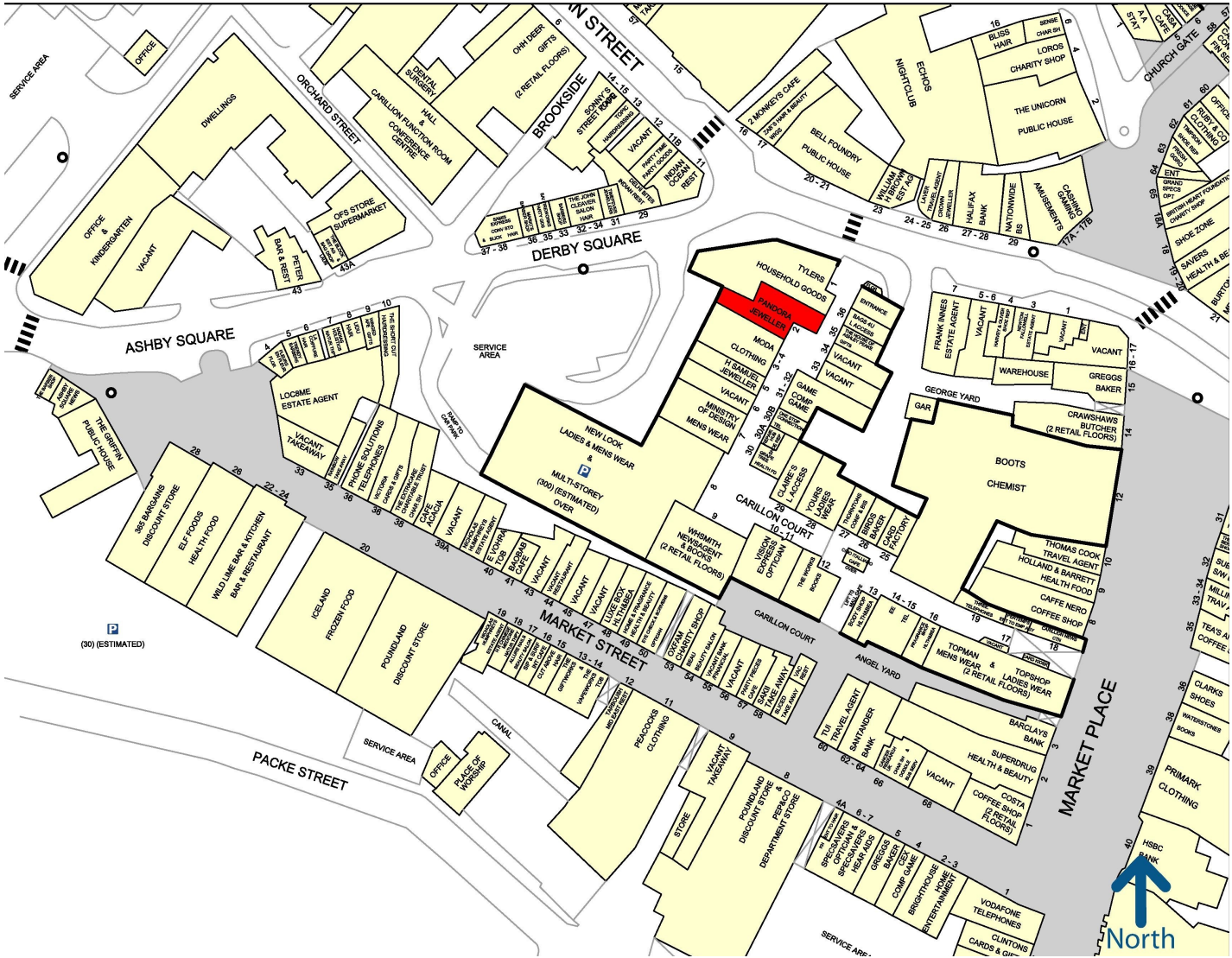
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

An EPC has been commissioned and is available upon request.

SAVILLS LEEDS
Ground Floor, City Point
29 King Street
Leeds LS1 2HL
savills.co.uk





Viewing & Further Information
Strictly by prior arrangement only with:

James Edmondson
JEdmondson@savills.com
0113 220 1240

Steve Henderson
shenderson@savills.com
0113 220 1206

Or via our joint agents
Space Retail Property Consultants

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