

Prominent Retail Premises

- Floor area NIA 652 sq ft (60.52 sq m)
- Prime location within Loughborough Town Centre
- Nearby occupiers include:
Specsavers, Cancer Research, Greggs and Costa Coffee
- Rent: £30,000 per annum exclusive
Freehold purchase price: £300,000

For enquiries and viewings please contact:



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NB – Photograph was taken during COVID-19 Pandemic

72 Market Street, Loughborough, Leicestershire LE11 3ER

Location

The property is located in Loughborough, a popular university town with a population of c.55,000. The town itself is served with excellent public transport links with a mainline station, providing access to Sheffield to the north and London St Pancras to the south. The M1 motorway is situated 3 miles to the west, with both Leicester (11 miles) and Nottingham (15 miles) easily accessible via the A6 and A60 respectively.

The property is prominently positioned on the north side of Market Street within the heart of the town centre. Other retailers on Market Street include Specsavers, Oxfam, Iceland, Greggs, Cancer Research and Costa Coffee.

The popular Loughborough Market is held every Thursday and Sunday from 8am to 4pm, with a specialist farmers market held once a month.

Description

A prominent two-storey mid-terraced retail unit which has been arranged to provide sales accommodation on the ground floor, with offices, a kitchenette and WC facilities on the first floor. The specifications include suspended ceilings with insert Cat II lighting, carpet floor coverings, and painted and plastered walls.

Accommodation

	Sq M	Sq Ft
Ground Floor Sales	60.6	652
First Floor Ancillary	56.5	608
Total	117.1	1,260

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition

Planning

In view of the changes to the Use Classes Order, the premises now have a use that falls within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

The premises are available on 2 basis:

By way of a new lease for a term of years to be agreed.

Alternatively, the freehold interest is available to purchase.

Rates

The property is currently listed as Shop & Premises and has a rateable value of £25,500.00

Source: VOA

Price

Rent: £30,000 per annum exclusive.

Freehold price: £300,000

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: E108

Viewing

Viewings are by appointment with sole agents Innes England

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