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**36 Cattle Market**

Loughborough | Leicestershire | LE11 3DL

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## **Prime A1 (shops) unit to let in Loughborough Town Centre**

**74m<sup>2</sup> (796ft<sup>2</sup>)**



- **Prominent trading position on Cattle Market**
- **A1 (shops) planning**
- **Immediately available on new lease terms**
- **Nearby occupiers include Primark, Costa Coffee, Vodafone, Farmfoods, Rainbows and Dolcino**
- **Rent £20,000 per annum**



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**To Let**

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## Location

Loughborough has a resident population of circa 55,000 people and a catchment within 10km of 132,000. The town also benefits from a strong student population of approximately 20,000.

The property is prominently positioned on Cattle Market. Cattle Market is a busy location and is one of the main pedestrianised routes through to Loughborough's Market Place.

The Carillon Court Shopping Centre, home to 35 high street names is within close proximity.

Other occupiers in the immediate vicinity include Primark, Costa Coffee, Vodafone, Farmfoods, Rainbows and Dolcino.

## The Property

The premises are arranged over ground floor and comprises the following accommodation:

Area	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	74	796

Loading and servicing is through the rear of the property.

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



## Lease

The premises are available by way of an effective full repairing and insuring lease for a term to be agreed at a commencing rent of:-

**£20,000 per annum**

## Business Rates

We are advised by the Charnwood Borough Council that the premises hold the following rateable value:-

**£27,000**

(The current UBR is 49.1p Interested parties are advised to make their own specific enquiries with the local billing authority).

## Service Charge

A service charge is payable. Further information is available on request.

## VAT

We confirm the VAT is applicable at the prevailing rate.

## Planning

The current planning use is:-

**Class A1 (shops)**

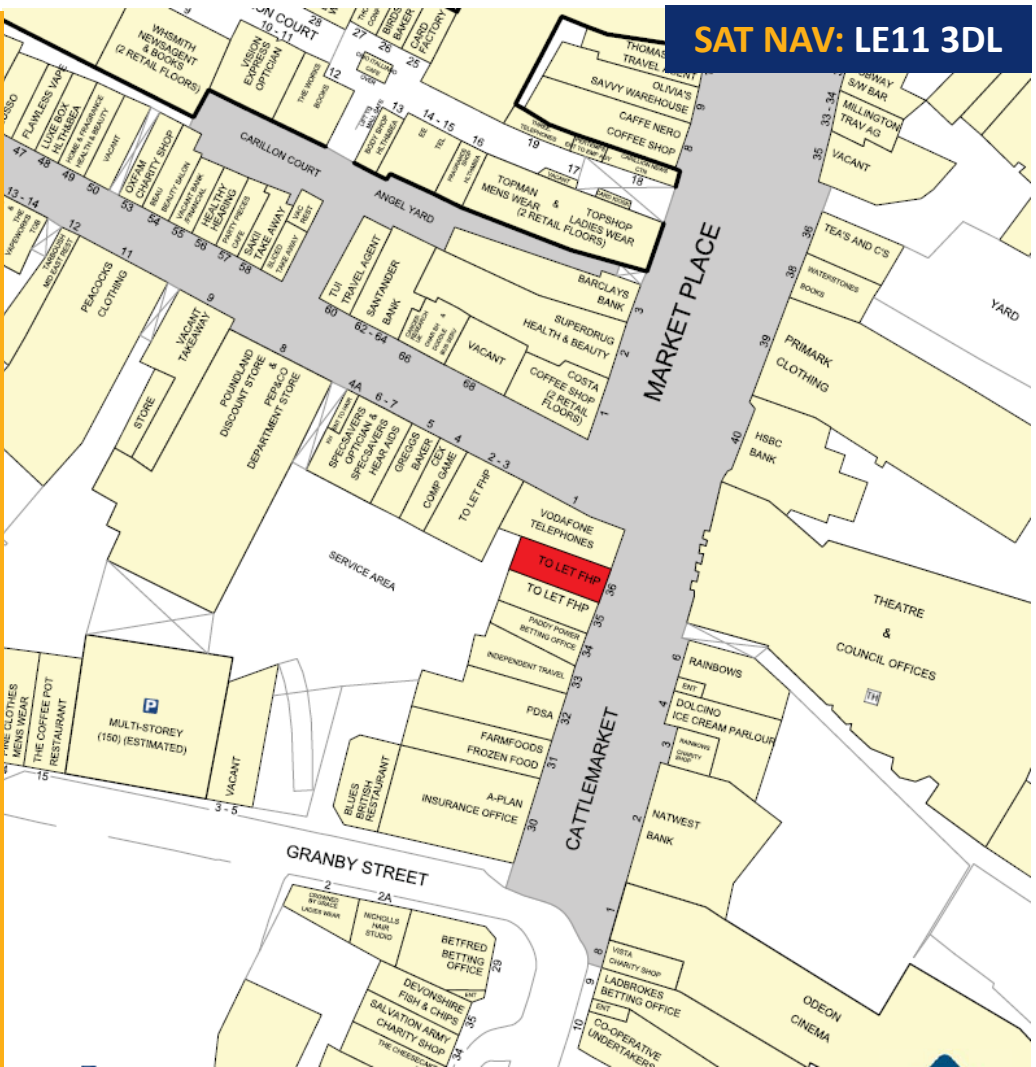
Other uses may be suitable subject to planning.

## Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## EPC

The property has an Energy Performance Certificate rating of D 100.



**For further information or to arrange to view please contact:**

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Or contact our joint agent Rory Gittins of Prime Retail on 020 7016 5340

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**23/09/2019**

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