

Prime Shop to Let

LOUGHBOROUGH 36 Cattle Market



LOCATION

The premises occupy a prime trading location on Cattle Market adjacent to **Vodafone**. Multiple occupiers in the nearby vicinity include **Costa Coffee, Topshop, Superdrug** and **Primark**.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The property is arranged over ground floor only comprising the following approximate net internal floor areas:-

Ground Floor Sales	796 sq ft	74 sq m
First Floor Ancillary	417 sq ft	39 sq m

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews at a commencing rent of **£37,500 per annum exclusive**.

LEGAL COSTS

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

RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£27,000
UBR (2018/2019)	£0.48
Rates Payable	£12,960

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

EPC

An EPC has been commissioned and a copy can be provided upon request.

VIEWING

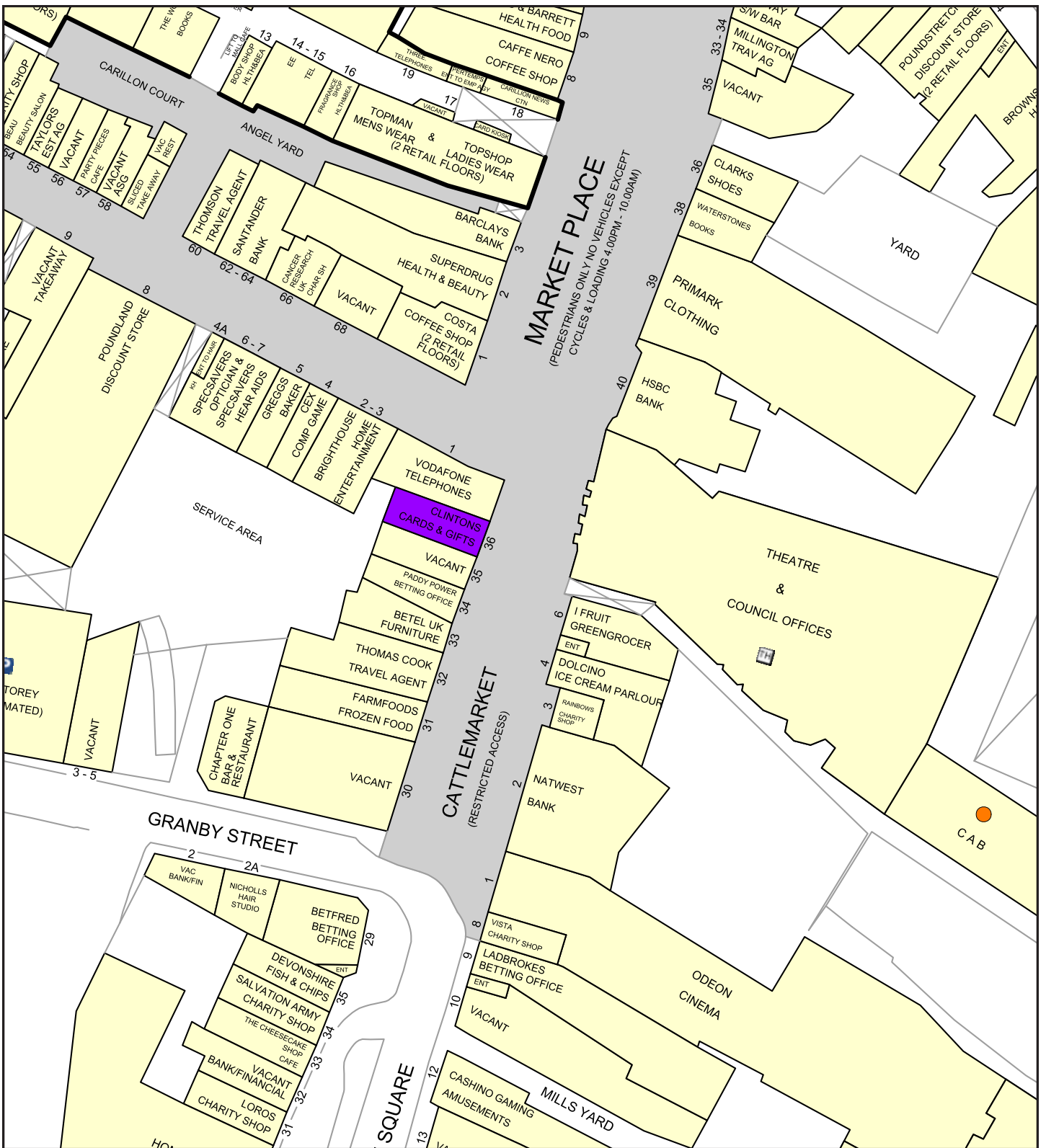
All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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Subject to contract



Prime Retail.

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