



THE
GOLDEN
CHOICE
Chinese take-away
Tel: 219888

TO LET
Ground Floor Retail Unit
39.32 sq m (423 sq ft)

11 Sharpley Road
Loughborough
LE11 4PJ

**MATHER
JAMIE**
01509 233433

LOCATION

The property is located on Sharpley Road in the centre of a residential area in Loughborough. The property is in close proximity to the University Campus and approximately 1¼ mile east from Junction 23 of the M1 motorway. The property's location is shown on the plan within these particulars.

DESCRIPTION

The property is a ground floor retail unit with recessed entrance with security roller shutter. The property benefits from ceiling mounted strip lighting, gas connection and double-glazed windows with security bar covers.

MATHER JAMIE

Chartered Surveyors

3 Bank Court, Weldon Road,
Loughborough, Leicestershire
LE11 5RF

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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.

ACCOMMODATION

Main Retail Space 29.17 sq m (314 sq ft)
Storage/Ancillary 10.15 sq m (109 sq ft)

Total 39.32 sq m (423 sq ft)

TENURE

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

RENT

£6,000 (six thousand pounds) per annum exclusive.

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2019/2020
Rateable Value: £4,450

LEGAL COSTS

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

VAT

VAT will not be charged on the rent.

PLANNING

We understand the premises have authorised planning consent under Class A3 of the Town and Country Planning (Use Classes) Order 1987.

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