

Loughborough Units 7 Carillon Court

Retail Unit To Let



Location

The premises are situated within the hear of Carillon Court, being adjacent to New Look and close to WH Smith, Topshop and H Samuel, with Unit 2 now let to Pandora.

Accommodation

A ground floor retail unit providing the following floor areas:

Ground Floor:	1,781 sq ft	165 sq m
Ground Floor Ancillary:	913 sq ft	84.8 sq m
First Floor Ancillary:	204 sq ft	19 sq m

Rent

£47,500 per annum exclusive.

Tenure

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

Service Charge

The on account service charge for 2018 is £17,867.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:-

Rateable Value:	£40,500
Rates Payable (2019/20):	£19,886

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

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

EPC

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Viewing & Further Information

Strictly by prior arrangement only with:

Stephen Henderson
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James Edmondson
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Or our joint agent
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