



**ANDREW
+
ASHWELL**

53 London Road, Leicester, LE2 0PD.
Telephone 0116 2541220 Fax 0116 2470245
Email info@andash.co.uk
Web www.andash.co.uk

To Let – Lease Assignment **65 Churchgate, Loughborough** **Leicestershire, LE11 1UE**

Ground Floor Retail Premises



- Approx Net Internal Area 58 sq.m. (624 sq.ft.)
- Ground floor retail premises
- Established A1 Retail Consent
- Prominent position on Churchgate
- Immediately available by way of Lease Assignment

£ 15,000 p.a.x.



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65 Churchgate, Loughborough
Leicestershire, LE11 1UE

LOCATION

The premises are located in a prominent position on Churchgate in the centre of Loughborough. Loughborough is a popular town located approximately 10 miles north of Leicester.

DESCRIPTION

The property comprises ground floor sales area, rear stores and W.C facilities. The unit is finished to a high standard with suspended ceiling and double shop frontage.

The premises benefit from electric heaters, alarm, spot lighting and rear loading.

ACCOMMODATION

Maximum Internal Width: 5.8 m. (18 ft. 11 ins.)

Maximum Shop Depth: 9.9 m. (32 ft. 5 ins.)

Sales Area: 50.4 sq.m. (542 sq.ft.)

Stores: 7.6 sq.m. (82 sq.ft.)

W.C.Facilities

**Total Net Internal Floor Area:
58.0 sq.m. (624 sq.ft.)**

RENT

£15,000 per annum exclusive payable quarterly in advance.

RATING ASSESSMENT

The premises have the following rating assessment:

Property Description: Shop and Premises
Rateable Value (2010): £12,250
U.B.R (2010/11): £0.414
Est Rates payable (10/11): £5,072
(The property may benefit from Small Business Rates Relief depending on occupier)

LEASE TERMS

The premises are to let by way of Lease Assignment with the current term to expire on 29th September 2012.

SERVICE CHARGE

A service charge is payable to contribute towards the repair and maintenance of common external parts. Further information is available upon request.

PLANNING

The property benefits from an established A1 (Retail) Consent in accordance with the Town & Country Planning (Use Classes) Order 2005.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL FEES

Each party to pay their own legal fees associated with the letting.

VIEWING

Strictly by appointment with the sole agent

Andrew & Ashwell Chartered Surveyors
53 London Road Leicester LE2 0PD

Contact: Jon Archer / Chris Park
Email: jaa@andash.co.uk / cmp@andash.co.uk

Telephone 0116 254 1220
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