

Freckeltons

DRAFT DETAILS

**5B BEDFORD SQUARE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2TP**



RENT £8,000.00 PER ANNUM

A lock-up shop situated in the Bedford Square area of Loughborough's town centre. Offering approximately 52.9 sq ft (16.1 sq m), this lock-up shop has roller shutter door to the front with further single door and window leading through into the sales area which has WC and basin off. Since the integration of access from the Granby Street car park, this part of Loughborough's town has seen an increase in shops over the last 15 months and would be an ideal for a new start-up or existing business. Offered on a Full Repairing And Insuring Lease for a minimum of three years. Energy Rating of E.

THINKING OF LETTING?

For a **FREE APPRAISAL** of your property without obligation
RING FRECKELTONS on 01509 214564

Commercial

SALES AREA: 10'10" x 14'11" plus bay recess (3.3m x 4.5m). Ceiling light point. Laminate flooring. Numerous power points. Glazed window and door to the front. Door to: -

WC: WC and wash hand basin. Parquet flooring. Obscure double-glazed window. Ceiling light point.

SERVICES: The property is connected to mains electricity and cold water.

LEASE: The property is available on a new Internal Repairing and Insuring Lease for a negotiable term subject to three yearly upward only rent reviews.

RENTAL: The rent for the first three years of any lease will be the sum of £8,000 per annum exclusive.

LEGAL COSTS: The tenant will be responsible for the landlord's legal costs for the preparation of the lease.

RATING ASSESSMENT: Rateable value: £4,000

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenant who are proceeding with a lease will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the lease.

PLEASE NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.

