



## **DRAFT DETAILS**

**147 CHARNWOOD ROAD, SHEPSHED, LOUGHBOROUGH  
LEICESTERSHIRE LE12 9NL**



**Rent £ 3900.00**

This lock up retail shop situated on the outskirts of Shepshed town centre and is available on an new internal repairing and insuring lease. Briefly the unit comprises of a front retail area with an office beyond this to the rear there is a kitchen area, storage room and down stairs W.C. There is on street parking available with in the vicinity. Property carries an energy performance certificate with energy rating E.

### **THINKING OF LETTING?**

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

**Commercial**

**FRONT RETAIL AREA:** 4.52m x 3.56m (14' 10'' x 11' 8'') maximum. Double doors to the front elevation. Matching side light either side. Two ceiling striplights. Counter with serving hatch and internal door leading through to:-

**OFFICE AREA:** 4.98m x 2.36m (16' 4'' x 7' 8'') Understair storage cupboard. Two ceiling striplights. Night storage heater. Door through to: -

**KITCHEN AREA:** 2.87m x 2.11m (9' 5'' x 6' 11'') Window to the side elevation. Timber door. Two base units, one with inset sink and side drainer. Ceiling light point. Internal door through to: -

**STORAGE ROOM:** Window to the side elevation. Light point. Door through to: -

**DOWNSTAIRS WC:** Comprises of a two piece suite to include WC and wash hand basin. Ceiling light point. Window to the side elevation.

**Services:** The property is connected to main gas, water, electric and drainage services. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**Rating Assesment:** Rateable value £1,515. The property may qualify for small business rate relief, details of which can be obtained from Charnwood Borough Council.

**Local Authority:** Charnwood Borough Council, Southfields Loughborough  
Tel: 01509 263151

**LEASE:** The property is available on a new Internal Repairing and Insuring lease of negotiable length, subject to three yearly upward only rent reviews.

**Rental:** £3,900

**Legal Costs:** The tenant will be responsible for the Landlords legal costs for the preparation of the lease.

**DIRECTIONS:** From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, turn right onto Southfields Road. Follow the road around to the right and to the left onto Forest Road. At the traffic island junction with Epinal Way, take the fourth exit onto Epinal Way. Continue along and shortly after passing the University on the left hand side, at the traffic island junction, take the first exit onto the A512. Continue over the M1 traffic island junction and on entering the village of Shepshed, at the second set of traffic lights, turn right onto Charnwood Road. Follow the road along for some distance, where Number 147/147a can be located on the left hand side.

**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.

# Energy Performance Certificate

## Non-Domestic Building



Post Office  
147 Charnwood Road  
Shepshed  
LOUGHBOROUGH  
LE12 9NL

Certificate Reference Number:  
9199-3081-0801-0200-9105

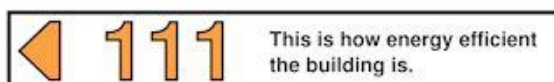
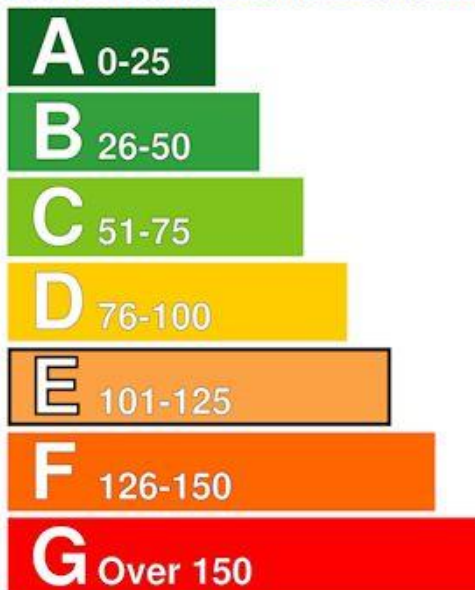
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	44
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	142.92

### Benchmarks

Buildings similar to this one could have ratings as follows:

39	If newly built
58	If typical of the existing stock