

# Freckeltons

**DRAFT DETAILS**

**21 HIGH STREET, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 2PZ**



**RENTAL £12,950.00 PER ANNUM EXCLUSIVE**

- \* **RETAIL SHOP/OFFICE**
- \* **APPROXIMATELY 410 SQ FT (38.09 SQ FT)**
- \* **KITCHEN \*GAS CENTRAL HEATING**
- \* **AIR CONDITIONING**

This retail unit is located within a well-established retail area within a short walking distance of the market place.

The main shop/office area extends to approximately 410 sq ft (38.09 sq m) and there is a further office/store, kitchen and WC.

The unit has gas-fired central heating and fitted air conditioning units to the shop and rear office/store. The property is suitable for a variety of potential retail and professional uses and interested parties are advised to take an early opportunity to inspect the property. Energy Performance Rating D.

## **THINKING OF LETTING?**

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

**Commercial**

**1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE**  
Telephone:01509-214564. Fax:01509-236114. [info@freckeltons.com](mailto:info@freckeltons.com) [www.freckeltons.com](http://www.freckeltons.com)

**ACCOMMODATION:**

**SALES SHOP/OFFICE:** 24'11" deep x 16'6" wide (7.60m x 5.04m). Aluminium shop door and window. Suspended ceiling with inset lights. Air conditioning unit. Radiator. Built-in meter cupboard.

**REAR OFFICE/STORE:** 13'4" x 9'7" (4.06m x 2.93m). Suspended ceiling with inset lights. Radiator. Built-in air conditioning unit.

**SMALL REAR HALLWAY TO: -**

**KITCHEN:** 10'9" x 6'4" (3.28m x 1.94m). Radiator. Two fitted worktops and double wall cupboard. Wall-mounted gas-fired boiler for the central heating. Door to rear.

**CLOAK ROOM:** With inset stainless steel sink unit in a tiled worktop and tiled splashbacks with Triton electric water heater over. Access to: -

**WC:** With low flush suite.

**SERVICES:** We understand the property is connected to mains electricity, gas, water and drainage services. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

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

**RENTAL:** The rental for the first three years of the lease will be £12,950 per annum exclusive payable quarterly in advance.

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

**RATING ASSESSMENT:** Rateable value of £11,250

**LOCAL AUTHORITY:** Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TX. Telephone: 01509 263151.

**ENERGY PERFORMANCE CERTIFICATE:** Energy Performance Rating D

**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.

