

# Fireckeltons

DRAFT DETAILS

**13/14 MARKET STREET, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 3EP**



**RENT £16,500.00 PER ANNUM EXCLUSIVE**

This property is well-situated towards the centre of Market Street, which is a busy pedestrian street leading from the Market Place towards the Sainsbury's store. The property has been recently used as a gift shop but offers considerable potential for a variety of professional and retail uses subject to any necessary planning consent. . The ground floor accommodation comprises of two front sales areas together with rear sales area and kitchen. There are two separate staircases leading to the first floor, which comprises of 5 offices. Interested parties are advised to take an early opportunity to inspect the property to appreciate the potential of the accommodation offered. Energy Rate E.

**Commercial**

## **ACCOMMODATION**

### **GROUND FLOOR**

**FRONT SALES AREA:** 18'7" x 12'8" (5.66m x 3.85m). Rear sales area and small office off. Archway to: -

**FURTHER FRONT SALES AREA:** 12'10" x 12'2" (3.91m x 3.70m). Internally, the property has an overall frontage of approximately 30'10" (9.70m).

**REAR SALES AREA:** 10'9" x 5'6" (3.27m x 1.67m). Access to: -

**LOBBY AREA:** With stairs off to first floor. Leading to: -

**KITCHEN AREA:** 8' x 7'3" (2.43m x 2.21m). Fitted with a base unit and worktop incorporating an inset stainless steel sink unit. Fitted wall cupboard. Door to **REAR LOBBY**.

**REAR SALES AREA:** 14'5" x 12'11" maximum (4.39m x 3.93m) plus 11'4" x 8'9" (3.45m x 2.66m). Stairs off to first floor.

**REAR LOBBY:** Leading to: -

**LADIES WC:** With low flush WC and wash hand basin.

**GENTS WC:** With low flush WC and wash hand basin.

### **FIRST FLOOR**

**LANDING 1:** With stairs down to **REAR SALES AREA**.

**OFFICE 1:** 13'7" x 12'1" (4.14m x 3.93m).

**OFFICE 2:** 14'3" x 7'7" (4.34m x 2.31m). Door to: -

**OFFICE 3:** 11'4" x 11' (3.45m x 3.35m). Door to: -

**LANDING 2:** With stairs down to the **KITCHEN AREA**. Staircase to **SECOND FLOOR ROOF SPACE**. Please note the roof space is not suitable for use.

**OFFICE 4:** 9'11" x 9'7" (3.01m x 2.92m).

**OFFICE 5:** 12'9" x 12'3" (both maximum) (3.88m x 3.73m).

**OUTSIDE:** The property fronts directly onto Market Street.

**SERVICES:** We understand the property is either connected to main gas, water, electric and drainage services or they are available in Market Street. 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. A Photographic Schedule of Condition can be prepared at the commencement of the lease and the tenant will not be responsible for placing the property into any better condition at the end of the lease than it is at the commencement.

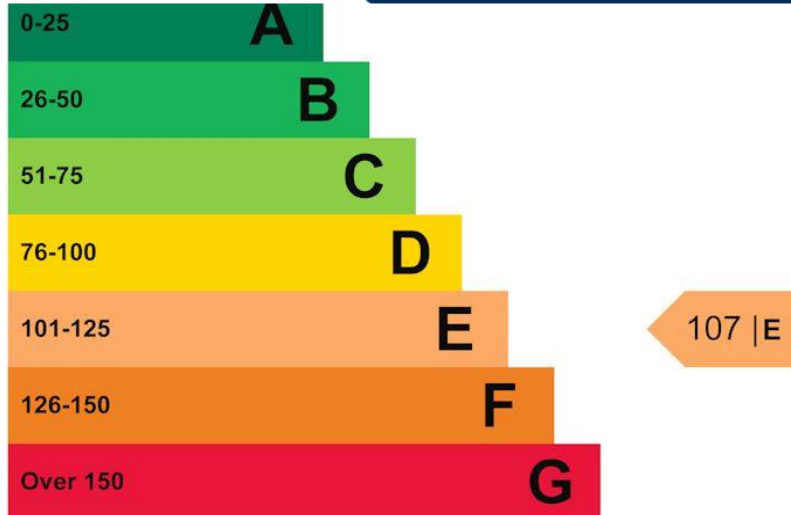
**RENTAL:** The rent for the first three years of the lease will be the sum of £19,500 per annum exclusive. Rateable value £29,000.

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

**DIRECTIONAL NOTE:** From the Market Place, proceed down Market Street, which is a pedestrian area. The property is then on the left hand side of the road.

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

**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.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

#### How this property compares to others

Properties similar to this one could have ratings:

##### If newly built



##### If typical of the existing stock



#### Breakdown of this property's energy performance

##### Main heating fuel

Grid Supplied Electricity

##### Building environment

Heating and Natural Ventilation