

# Freckeltons

**DRAFT DETAILS**

**12 THE RUSHES, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 5BE**



**RENTAL: £15,000 PER ANNUM EXCLUSIVE**

- \*SUBSTANTIAL RETAIL SHOP \*PROMINENT RETAIL AREA**
- \*SUITABLE FOR A VARIETY OF POTENTIAL USES**
- \*GAS CENTRAL HEATING**
- \*APPROX 959 SQ FT (89.15 SQ M) RETAIL AREA**

This substantial retail shop is located on The Ruses, a short distance from the town centre and close to The Ruses Shopping Centre. Nearby properties have a variety of uses. The shop has a frontage of approximately 18'7" (5.68m) and has a maximum depth of approximately 60' (18.28m), extending overall to approximately 959 sq ft (89.1 sq m). There is a small storage area, fitted kitchen and WC. The property has gas central heating. One parking space is included and further parking may be available by negotiation. Energy Rating C.

**THINKING OF LETTING?**

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

**Commercial**

**Hallway:** With Doors leading to:

**Front Office:** 13'11" X 9'7" (3.99m x 2.96m) With suspended ceiling and central heating radiator

**Back Office:** 14'2" X 9'8" (4.32m X 2.99m) Suspended ceiling with inset lights and central heating radiator.

**Rear Office/Store Room:** 33'3" max X 15'5" (10.15m X 4.72m) Suspended ceiling with inset lights. Central heating radiator Store room off and doors to

**KITCHEN:** 7'9" x 4'11" (2.36m x 1.49m). Fitted worktop with inset stainless steel sink unit having appliance recess space under. UPVC double-glazed window. Inset lighting. Radiator.

**CLOAKROOM:** Being fitted with WC and wash hand basin. Half height tiled walls. Ceramic tiled floor.

**SERVICES:** The property is connected to mains water, electricity, drainage and gas services. The landlords are currently in the process of getting a separate electric meter for the property. This is expected to take between 4-6 weeks (written 14/12/2017).

**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 £15,000 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: has recently been reassessed and we await the new rating. For further information please visit <https://www.gov.uk/correct-your-business-rates>.

**LOCAL AUTHORITY:** Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TX. Telephone: 01509 236151.

**DIRECTIONAL NOTE:** Leave the Town Centre via The Rushes and the property is on the left hand side of the road.

**VIEWING:** Strictly by prior appointment through ourselves.

**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 i.e. 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.

# Energy Performance Certificate

## Non-Domestic Building



12 The Rushes  
LOUGHBOURGH  
LE11 5BE

Certificate Reference Number:  
0767-3051-0616-0700-2305

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

A+

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

A 0-25

B 26-50

C 51-75

◀ 57 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 101  
 Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

50 If typical of the existing stock

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**FOR FURTHER DETAILS  
AND INFORMATION**

**PLEASE TELEPHONE 01509 214564**