



DRAFT DETAILS

48 CHURCHGATE, LOUGHBOROUGH, LE11 1UE



Rent £ 13.500 Per Annum

Freckeltons is pleased to present this commercial unit located in the popular area of Churchgate in Loughborough City Centre. The shop briefly comprise of spacious sale area, good size for storage in the back, services and WC. With possibility of renting a parking space with separate agreement of £800 annually per car if required. This unit is the perfect location and opportunity for who is looking to open a new business in a requested and known part of the City. Separate Water meter is located in the basement through a communal access. The electricity meter is also in the basement, main meter, sub meter is for the basement tenant who pays them the usage for the basement. Rent to be paid quarterly in advance. Building insurance to be paid by the tenant yearly, in proportion 40% each tenant between number 48 and 49 Churchgate. Energy Rate E.

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 www.freckeltons.com

FRONT RECEPTION: 20'10''x12'11'' (6,35m x 3,97m) Four ceiling lights before stairs. Display window with double glazed facing the front and double glazes windows on side. Vinyl floor. One electric radiator.

SALE AREA: 44'x14'8'' (13,41m x 4,47m) Eleven ceiling light. Vinyl floor. Three electric radiators.

STORAGE AREA: 18'8''x12'1'' (5,69m x 3,68m) One double glazed window. One electric radiator. Carpet installed. Two ceiling lights points. Two strip lights wall mounted.

TOILET: Tiles floor. Three ceiling light points. Wall mounted wash hand basin. Two double glazed windows with privacy glass. W.C. Storage shelves wall mounted.

DIRECTIONAL NOTES: By foot, from our office on Leicester Road turn left and proceed on High Street for 0.1 miles. Carry on Market Place for 150 feet. Turn right on Church Gate. Proceeding on Church gate you will find the shop is on the right side of the street.

SERVICES: The property is connected to main water, electricity and drainage services. Freckeltons have not tested the services and appliances and interested parties should make their own investigation.

RATING ASSESSMENT: Rateable value: £12,000.

LOCAL AUTHORITY: Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TU.

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

LEGAL COSTS: The Tenant will be responsible for the Landlord's legal costs for the preparation of the Lease whether or not the matter proceeds to completion.

VIEWING: Strictly by prior appointment through ourselves.

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.