

freckeltons

DRAFT DETAILS

**51 CHURCHGATE, LOUGHBOROUGH, LEICESTERSHIRE,
LE11 1UE**



Rent: £ 11,950 Per Annum exclusive

Situated on this popular thoroughfare in Loughborough, this ground floor lock up shop is available to let. In brief, the unit comprises of a spacious sales area and a small storage area and W.C. off. There are roller shutter doors to the front and side elevations. Viewing is advised to appreciate the location and space of this retail unit on offer. Please contact the office for further information or to arrange a viewing. Energy Rate C.

Commercial

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE
Telephone:01509-214564. Fax:01509-236114. info@freckeltons.com. www.freckeltons.com

SALES AREA: 12.8m x 3.96m minimising to 3.04m (42'1" x 13'11" minimising to 10')
Timber windows to front and side elevation. Timber door to side elevation. Multiple lights inset into false ceiling. Two electric heaters. Three dressing rooms. Door to:

LOBBY: Wall light point. Door through to:

STORAGE ROOM: Wash hand basin. Ceiling light point. Door to rear. Door through to:

W.C.: Comprising of a W.C. UPVC double glazed window to side elevation. Electric wall heater.

OUTSIDE: The unit sits flush fronted to the pavement with the entrance door set back in an entrance way shared with the shop next door. There is a lockable gate securing the entrance. The entrance door is secured by a manual roller shutter.

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 £11,950 per annum exclusive payable quarterly in advance.

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

RATING ASSESSMENT: The rateable value for this property is £10,000.

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

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.

