

**MATHER
JAMIE**

01509 233433

Ground Floor, Asha House
63 Woodgate
Loughborough
LE11 2TZ

TO LET
£67,500 pax



Town Centre Retail / Offices

626 sq m (6,740 sq ft)

Asha House, 63 Woodgate, Loughborough, Leics, LE11 2TZ

DESCRIPTION

Asha House is a purpose-built ground floor premises previously occupied as a gymnasium and more recently a bar and venue. The flexible nature of the accommodation allows for a variety of users in single or a number of units with significant display frontage windows to both Woodgate and Mills Yard.

The central town location is ideally suited to retail, leisure or office-based users, with the NCP Beehive car park directly opposite and adjoining town centre car parking.

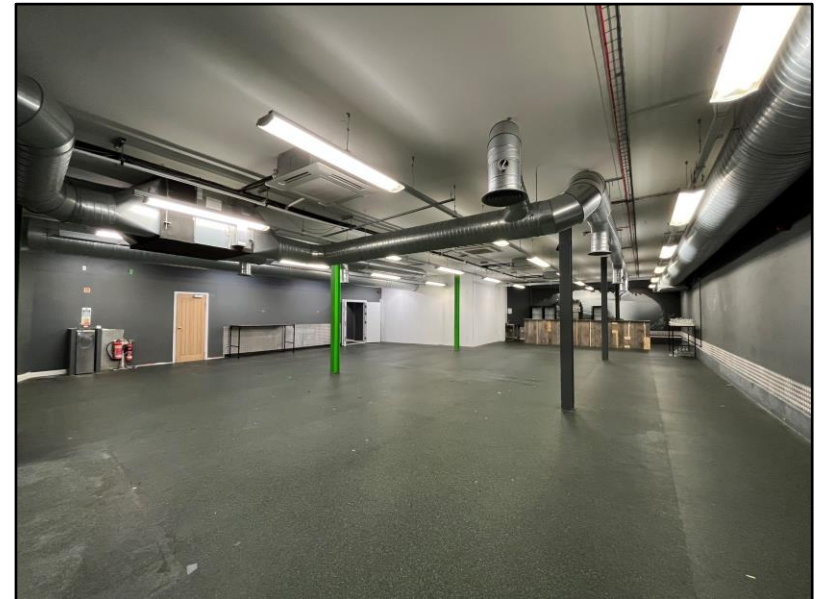
The accommodation can be altered to facilitate users in occupiable space from 2,000 sq ft upwards.

ACCOMMODATION

Front Retail Area	302.16 sq m	(3,252 sq ft)
Kitchen & WCs	94 sq m	(1,012 sq ft)
Rear Retail Area	230.05 sq m	(2,476 sq ft)
Total GIA	626.23 sq m	(6,740 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.



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RENT

£67,500 (sixty-seven thousand five hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £73,500

LEGAL COSTS

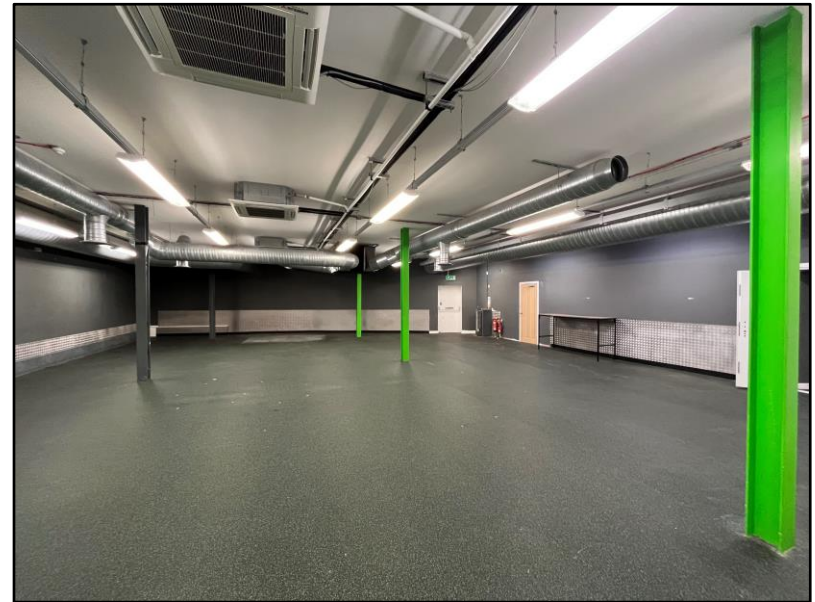
Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

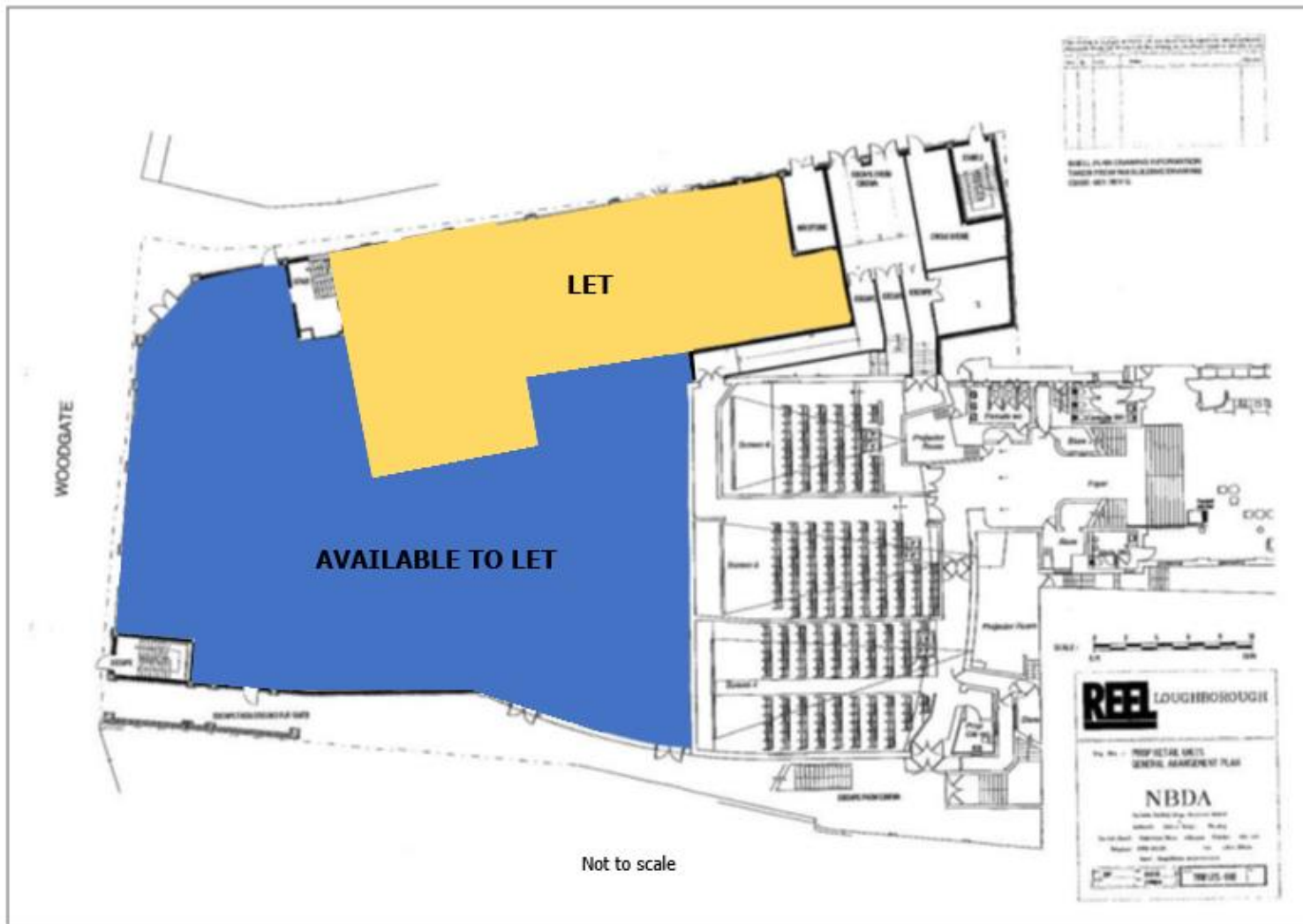
The property has an Energy Performance Asset Rating of 66 within Band C. The EPC is valid until 31 May 2032.

PLANNING

We understand the premises have established use under Class E of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



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LOCATION

The University town of Loughborough is a thriving commercial centre located at the heart of the East Midlands triangle of Nottingham, Leicester and Derby.

Woodgate is a one-way street on the edge of the retail core fast becoming a thriving student and leisure location. The subject property is opposite the Woodgate NCP 600 space car park and adjoins The Wheeltapper bar/restaurant.



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations