

**MATHER
JAMIE**

01509 233433

5 Swan Street
Loughborough
Leics
LE11 5BJ

TO LET
£19,750 pax



Ground Floor Retail Unit

86.60 sq m (932 sq ft)

5 Swan Street, Loughborough, Leics, LE11 5BJ

DESCRIPTION

The ground floor provides a large retail area with a prominent display frontage onto Swan Street, benefiting from an office/kitchen area, WCs and stores to the rear of the property.

NB: Mather Jamie Ltd are only marketing the retail unit, not the 1st and 2nd floor duplex apartment.

ACCOMMODATION

Retail Area	68.80 sq m	(741 sq ft)
Kitchen	8.40 sq m	(90 sq ft)
Storage	9.40 sq m	(101 sq ft)
Total NIA	86.60 sq m	(932 sq ft)

TENURE

The property is available by way of a new full repairing and insuring lease, on terms to be agreed.

RENT

£19,750 (nineteen thousand seven hundred and fifty pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood

Period: 2025/2026

Rateable Value: To be re-assessed

LEGAL COSTS

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

SERVICE CHARGE

A service charge may be implemented by the Landlord on an ad hoc, pro rata basis.



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ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

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.

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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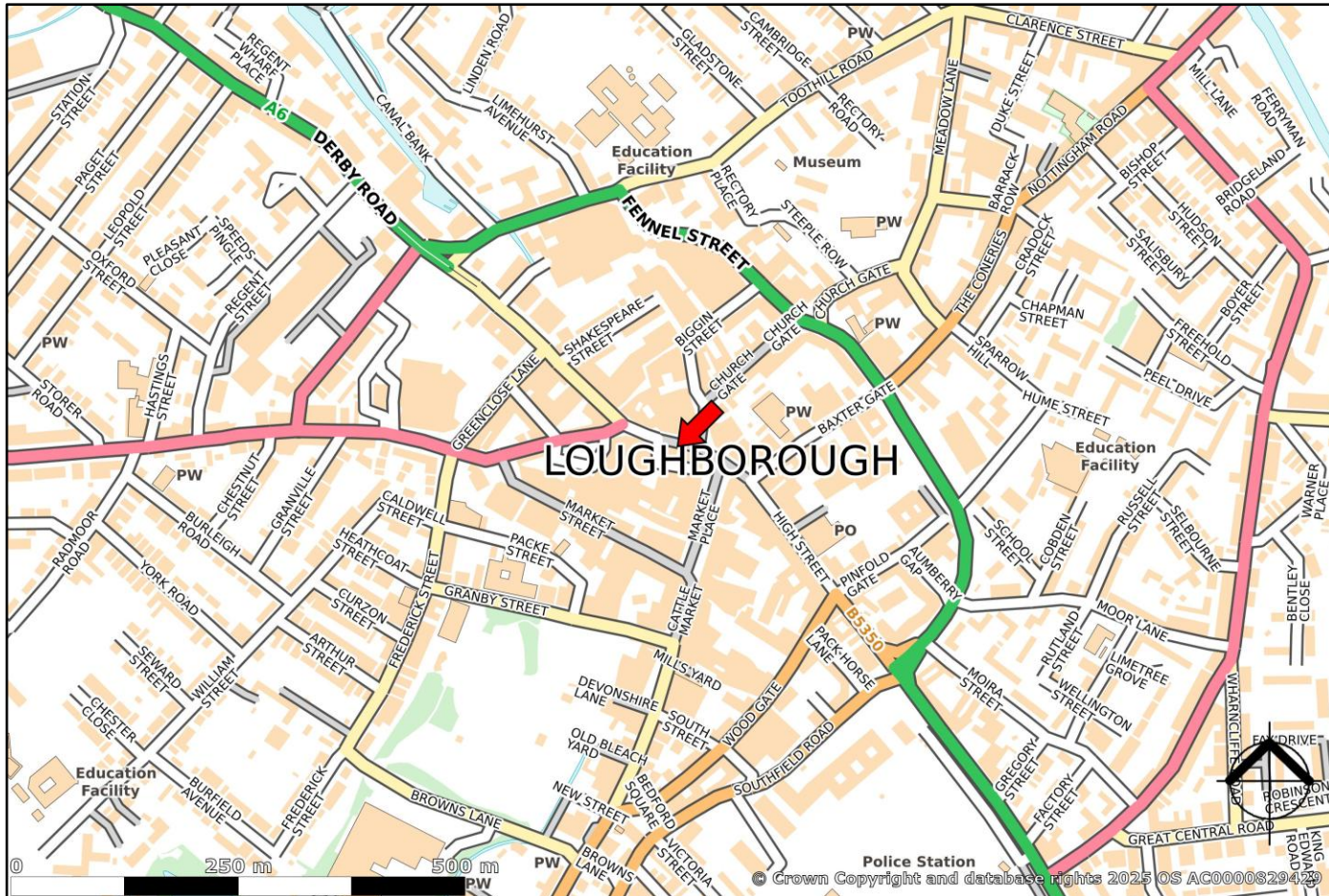
LOCATION

The property is prominently located within Loughborough town centre on the pedestrianised section of Swan Street close to the Carillon Centre with surrounding occupiers including Halifax, Nationwide and Frank Innes.



what3words:

///lonely.tame.swan



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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