

**MATHER
JAMIE**
01509 233433

**7 High Street
Loughborough
Leics
LE11 2PY**

TO LET
£30,000 pax



Café/Restaurant/Retail Premises

219.20 sq m (2,359 sq ft)

7 High Street, Loughborough, Leics, LE11 2PY

DESCRIPTION

The property comprises a substantial three-storey, end terrace retail unit equipped with kitchen and WC facilities, formally operated as a restaurant/bar.

The ground floor provides seating area, bar, kitchen with cold stores with further space to upper levels.

Externally the property provides a self-contained car park/yard providing the ability to load at the rear of the property.

ACCOMMODATION

Ground Floor	126.67 sq m	(1,363 sq ft)
First Floor	52.49 sq m	(565 sq ft)
Second Floor	40.04 sq m	(431 sq ft)
Total NIA	219.20 sq m	(2,359 sq ft)

TENURE

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

RENT

£30,000 (thirty thousand pounds) per annum exclusive.



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VAT

VAT will not be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood

Period: 2024/2025

Rateable Value: £20,750

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 40 within Band B. The EPC is valid until 15 October 2034.

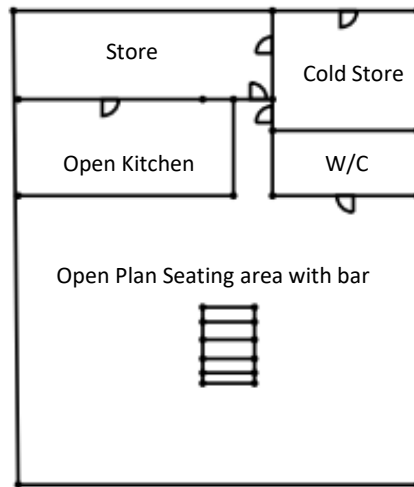
PLANNING

We understand the premises have authorised planning consent under Use Class E of the Town and Country Planning (Use Classes) Order 1987.

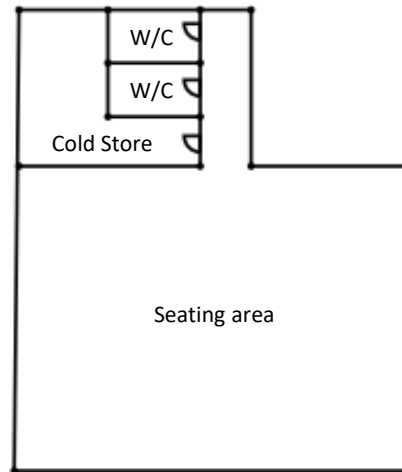
Interested parties are advised to make their own enquiries of the local planning authority.



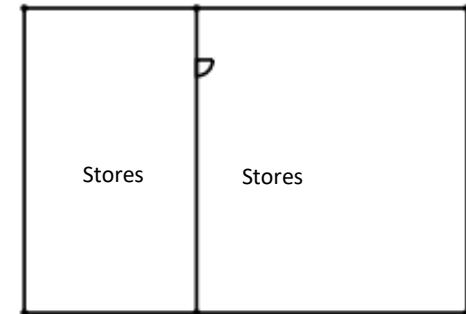
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Ground Floor



First Floor



Second Floor

NB: Plans for information purposes only. Not to scale

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LOCATION

The subject property is located on High Street within Loughborough town centre, close to the junction of Baxter Gate and the pedestrianised zone of Market Place.

Nearby occupiers include Esquires Coffee, Andrew Granger & Co, Francis & Gaye, Lloyds Bank and other local fast food / restaurants.



what3words:

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CONTACT:

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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