

TO LET

New build retail scheme anchored by Aldi,
Costa drive-thru, Greggs & Subway

Single unit available circa 224 m² (2,411 ft²)

DRAFT



Joint Agent:

**MATHER
JAMIE**
01509 233433

Unit C
Allendale Road
Loughborough
LE11 2LN



LOCATION

The subject site is a highly prominent new retail development (subject to planning consent) fronting Allendale Road and Ling Road to the south of Loughborough on the A6004. This link road provides the main A6 from the Soar Valley towards Loughborough University and Junction 23 of the M1.

There is currently on-going residential development adjoining the site and immediately opposite the site which will in time provide a total of a further 1,000 dwellings of which approximately 1/3 have been built.

The site's location is shown on the plan within these particulars.

DESCRIPTION

New build retail unit built to the following design:

- Shell specification
- Concrete floors
- Blockwork walls
- Services to tails
- Ready for tenant fit-out
- Shop front may be available by separate negotiation

ACCOMMODATION

Unit C **224 m²** **(2,411 ft²)**

TENURE

The unit is available on a new lease on terms to be agreed.

RENT

On application.

PROPOSED SERVICE CHARGE

Unit C contribution 36.37%, ie, estimated budget for 2018/2019 £4,670 per annum.

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2018/2019
Rateable Value: TBC

LEGAL COSTS

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

VAT

The position regarding VAT is to be confirmed.

PLANNING

We understand the premises will have planning consent under Class A1, A2, A3, A4 & A5 of the Town and Country Planning (Use Classes) Order 1987.

CONTACT: **Alex Reid MRICS**
EMAIL: **alex.reid@matherjamie.co.uk**
TEL NO: **07976 443720**

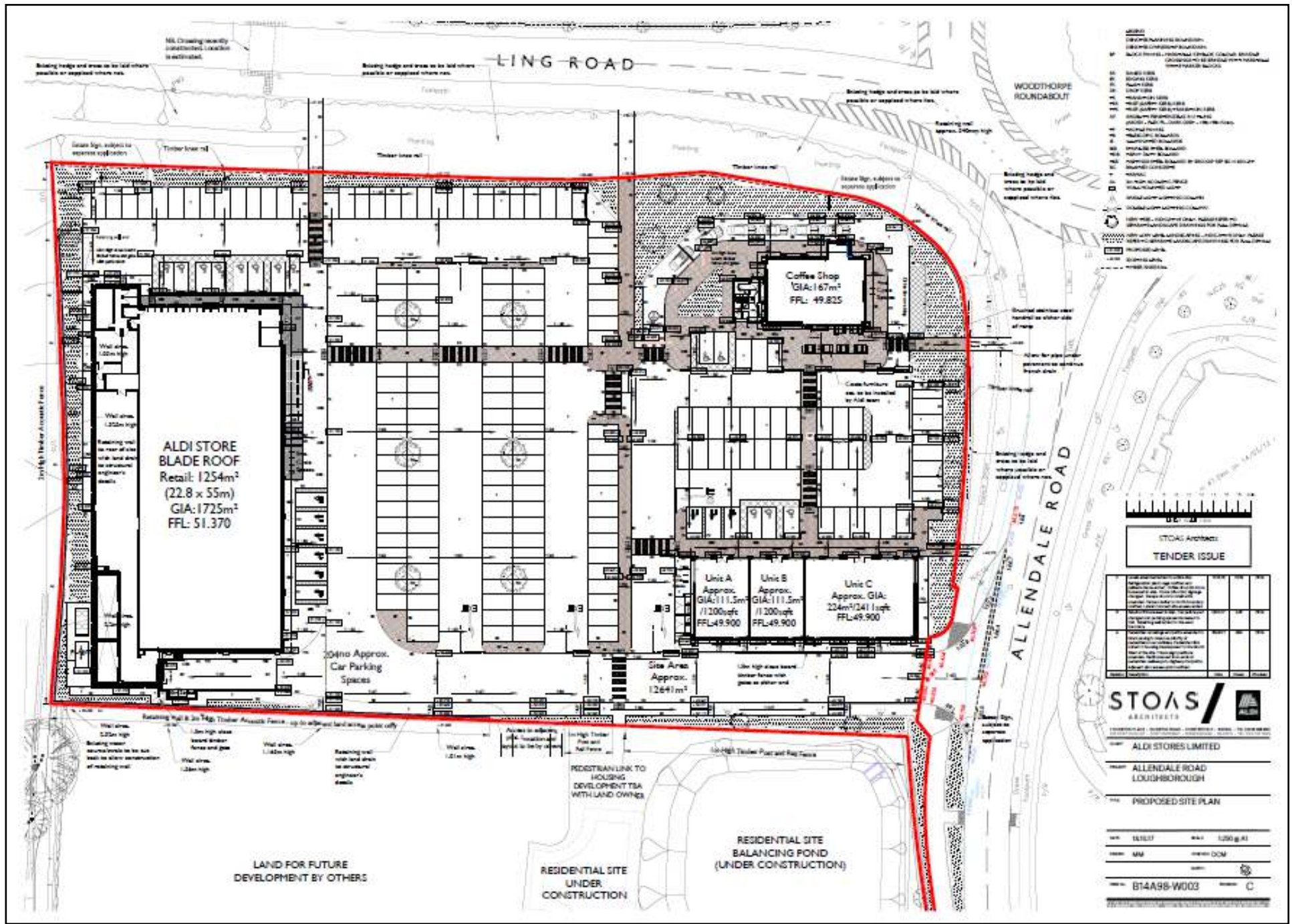
JOINT AGENT:

Contact: Peter Martin MRICS
Email: peter@pwmproperty.co.uk
Tel No: 07836 794782

[S1009]

EPC to follow





- LEGEND**
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STOAS Architects
TENDER ISSUE

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	Issue for Tender	10/10/2023	STOAS	STOAS
2	Issue for Tender	10/10/2023	STOAS	STOAS
3	Issue for Tender	10/10/2023	STOAS	STOAS
4	Issue for Tender	10/10/2023	STOAS	STOAS
5	Issue for Tender	10/10/2023	STOAS	STOAS
6	Issue for Tender	10/10/2023	STOAS	STOAS
7	Issue for Tender	10/10/2023	STOAS	STOAS
8	Issue for Tender	10/10/2023	STOAS	STOAS
9	Issue for Tender	10/10/2023	STOAS	STOAS
10	Issue for Tender	10/10/2023	STOAS	STOAS



ALDI STORES LIMITED

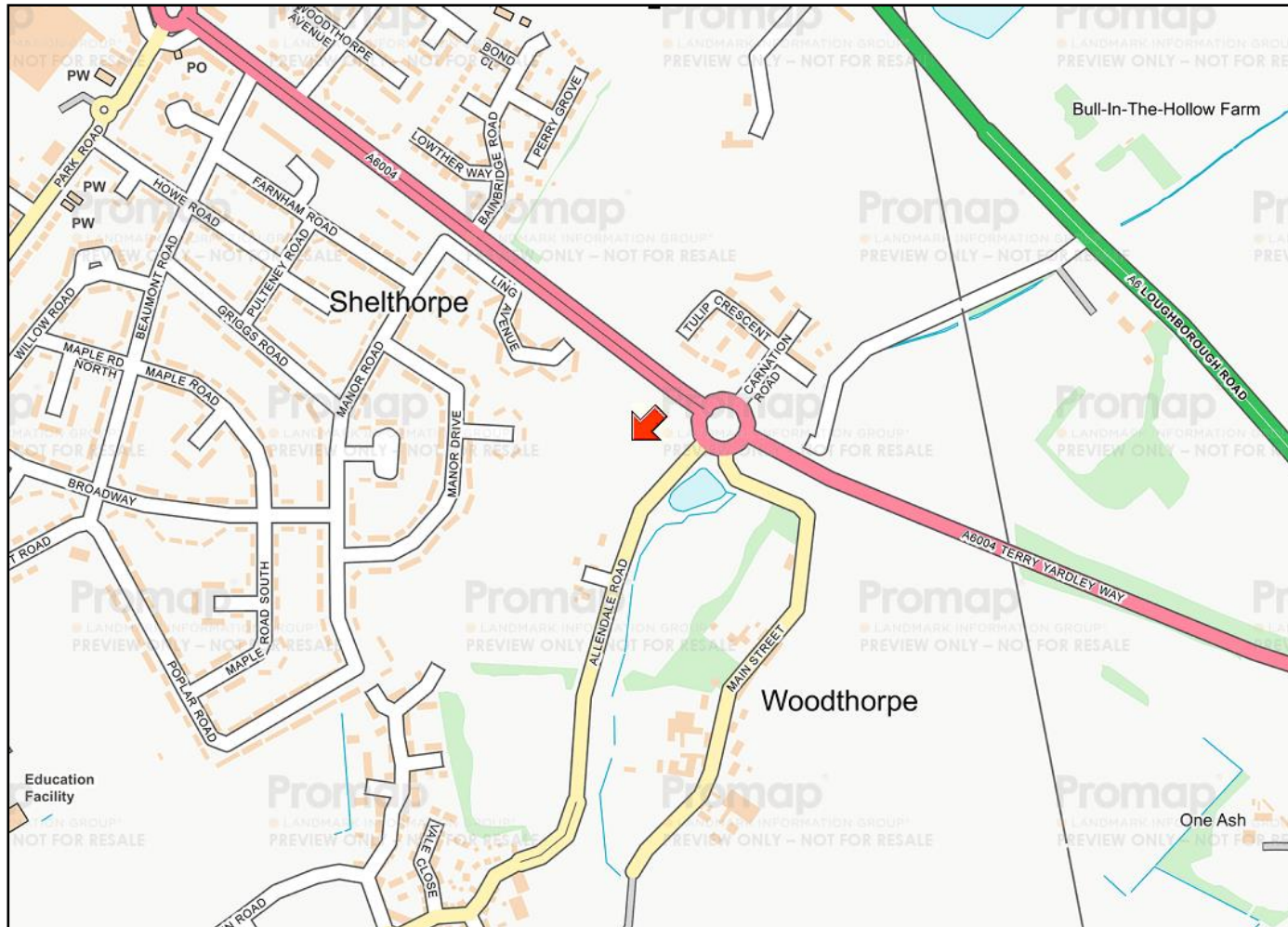
ALLENDALE ROAD LOUGHBOROUGH

PROPOSED SITE PLAN

DATE: 10/10/23 DRAWN: DCM CHECKED: DCM

PROJECT: B14A98-W003 DRAWING: C

STOAS ARCHITECTS



MATHER JAMIE
Chartered Surveyors

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 Loughborough, Leicestershire

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IMPORTANT INFORMATION

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

1. 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.
2. 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.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. 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.
5. 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.