

**MATHER
JAMIE**

01509 233433

**27 Market Place
Loughborough
Leics
LE11 3EB**

TO LET
£17,500 pax



Retail Unit

108.24 sq m (1,165 sq ft)

27 Market Place, Loughborough, Leics, LE11 3EB

LOCATION

27 Market Place is prominently positioned on the north side of Market Place within Loughborough town centre.

Market Place is a popular location with other retailers nearby including McDonald's, O2, Greggs, Your Move and many more.

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

DESCRIPTION

The property comprises a three-storey mid-terrace retail unit providing sales accommodation on the ground floor with ancillary office, kitchenette and WC facilities on the first and second floors.

ACCOMMODATION

Ground Floor	44.13 sq m	(475 sq ft)
First Floor	31.59 sq m	(340 sq ft)
Second Floor	32.52 sq m	(350 sq ft)
Total	108.24 sq m	(1,165 sq ft)

TENURE

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

RENT

£17,500 (seventeen thousand five hundred pounds) per annum exclusive.

BUSINESS RATES

Local Authority: Charnwood
Period: 2020/2021
Rateable Value: £12,000

LEGAL COSTS

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

VAT

VAT will not be charged on the rent.

EPC

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

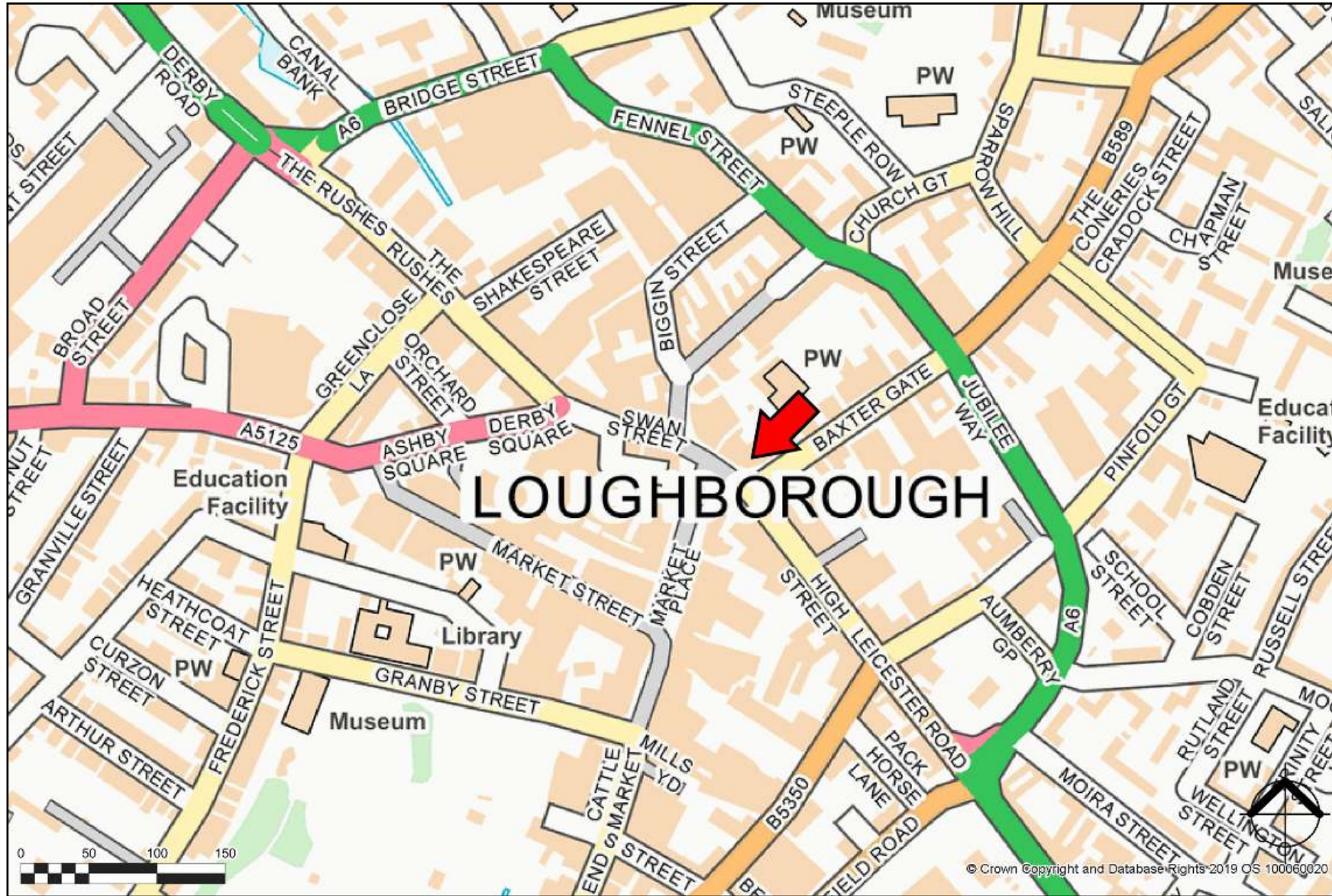
PLANNING

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

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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:

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 & 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