



## DRAFT DETAILS

5 WARDS END, LOUGHBOROUGH, LEICESTERSHIRE,  
LE11 3HA



**Rent £ 12,950.00 per Annum**

Situated on this popular thoroughfare in Loughborough, this single storey retail unit is available to let. In brief, the shop comprises of a Sales Area with a Hallway leading into a Kitchen and W.C. The property benefits from having roller shutter doors to the front of the unit. Viewing is advised to appreciate the potential of the location on offer. Energy Rate D.

**Commercial**

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE  
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**SALES AREA:** 24'1" x 15'6" (7.34m x 4.75m). Windows to the front elevation with roller shutters. Ceiling spotlights. Door to old staircase which is now used as storage. Door through to:

**HALLWAY:** Ceiling light point. Door to rear. Door leading down to the cellar. Door through to:

**KITCHEN AREA:** 7'4" x 7'4" (2.25m x 2.25m) Comprising of base and eye level units. Inset stainless steel sink and side drainer. Ceiling strip light. Door through to:

**W.C.:** Comprising of a W.C and Wash Hand Basin. Ceiling light point.

**CELLAR:** The property includes a basement cellar which roughly spans the front half of the shop.

**UTILITIES:** The building is connected to mains water, electricity and drainage services. There is no gas supply to the property. The electricity supply is sub metered by the Landlord.

**LEASE:** The property is available by way of a three-year full repairing and insuring lease contracted out of the Landlord and Tenant Act 1954. A longer lease term would be considered subject to a rent review at the expiry of three years. Details of the Service Charge history are available on request.

**RENTAL:** The rental for the first three years of the lease will be £12,950 per annum exclusive payable quarterly in advance.

**SERVICE CHARGE:** The tenant will contribute one third of the cost of the upkeep, maintenance, fire safety and protection of the building and common areas including the building insurance and the compliance of all statutory requirements as well as water and drainage services.

The Service Charge will include the cost of the electricity consumption at the property which is measured by a sub meter. A sub meter is fitted for each of the three individual units in the building. The tenant will be responsible for the cost of their consumption including any meter and standing order charges for the property.

To meet the cost of these services including the electricity supply the tenant will be required to make an interim payment on account of £360.00 per quarter paid in advance.

Details of the Service Charge history are available on request

**LEGAL COSTS:** The in going tenant will be required to contribute £500.00 plus VAT to the landlord's costs in preparing the lease and contracting out agreement.

**RATING ASSESSMENT:** Rateable value of £9,700

**LOCAL AUTHORITY:** Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TX. Telephone: 01509 263151.

**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenant who are proceeding with a lease will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the lease.

**PLEASE NOTE:** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.

