



31 Cattle Market

Loughborough, LE11 3DL

**High Street Retail Property To
Lease - Loughborough Town Centre
£39,000**

3,900 sq ft
(362.32 sq m)

- Prime central Loughborough location
- Available immediately
- 2,100 sq ft ground floor and 1,800 sq ft over the first floor.
- Incentives available
- Main pedestrianised town centre street.

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Summary

Available Size	3,900 sq ft
Rent	£39,000 per annum
Rateable Value	£53,000
Service Charge	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

The property is a 2-storey brick built building in the middle of a block, with a service and delivery yard to the rear.

Location

31 Cattle Market is in the centre of Loughborough and is situated on the main pedestrianised area with a mixture of residential, leisure and retailing occupiers.

Accommodation

The accommodation comprises the following areas: With circa 3,900 sq ft of space over ground and first floor, split – 2,100 sq ft ground floor and 1,800 sq ft over the first floor. The ground floor is predominantly used for retail with access to the service yard from a small internal storeroom. The first floor is used for storage, staff w/c's, plant room and staff room.

Name	sq ft	sq m	Availability
Building - Ground and First floor	3,900	362.32	Available
Total	3,900	362.32	

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

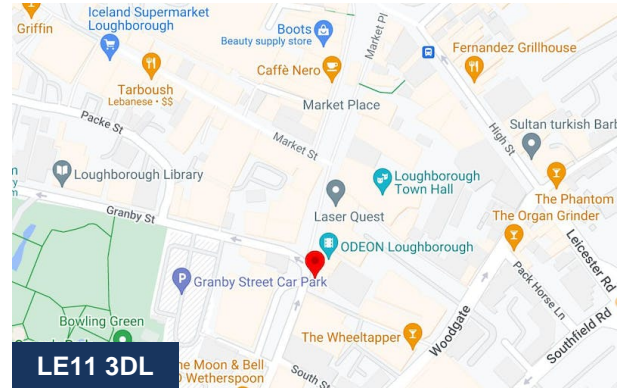
Offered for let on new lease terms at an initial passing rent of £39,000.
10-year lease term with 5-year break clause on fully repairing and insuring terms. 3 months rent deposit.
Plus landlords insurance and management charges.

SERVICES

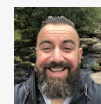
We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.

PARKING NOTES

The property is located close to 2 main car parks in the Town Centre, Granby Street and Packe Street.



Viewing & Further Information



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