



## 39C Market Street

Loughborough, LE11 3ER

**Prime retail unit in Loughborough  
Town Centre - £16,500 + VAT per  
annum**

**818 to 1,318 sq ft**  
(75.99 to 122.45 sq m)

- £1,375 PCM +VAT
- Available Immediately
- Total 818 Sq ft of ground floor retail space
- Additional basement storage of around 500 Sq Ft
- Good for retail/office/small cafe
- Attractive stone and timbered frontage

# 39C Market Street, Loughborough, LE11 3ER

## Summary

Available Size	818 to 1,318 sq ft
Rent	£16,500 per annum
Rateable Value	£14,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

## Accommodation

The accommodation comprises the following areas: Ground Floor Retail space with rear office, kitchen and W/C measuring in total 818 sq ft. The office is largely open planned, with a private meeting room at the rear of the office. The Basement offers excellent storage of probably in excess of 500 sq ft but has not been measured.

Name	sq ft	sq m	Availability
Ground - Ground floor	818	75.99	Available
Basement - Basement	500	46.45	Available
<b>Total</b>	<b>1,318</b>	<b>122.44</b>	

## Description

Occupying the ground floor and basement of a 2 storey town centre property. Ground Floor Retail Space measuring approximately 818 sq ft. The first floor has been converted to residential accommodation with a separate entrance and is not included with this property.

## Location

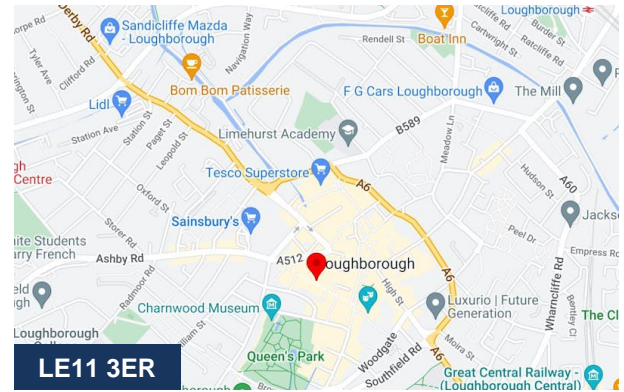
Loughborough is a well known University town, situated between Nottingham to the north and Leicester to the south. The town has good connectivity to the M1 motorway Junction 23, approximately three miles to the west. The property is situated between Market Street and Packe Street, access provided via Packe Street for parking and services. Market Street is a pedestrianised area with an mixture of residential, leisure and retailing occupiers.

## Terms

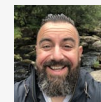
Offered for let on a new 5 year fully repairing and insuring lease - the rent will be £16,500 per annum plus VAT . A deposit equal to 3-month rent will be required and the tenant will be responsible for the premium for the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

## Viewings

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



## Viewing & Further Information



**Ben Freckingham**

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