



7 Church Gate Mews

Loughborough, LE11 1TZ

Retail unit To Let within Church Gate Mews, Loughborough

£10,000 per annum + vat

650 sq ft
(60.39 sq m)

- 650 Sq Ft Retail unit
- 2 Storey unit with retail frontage
- Versatile unit suiting office/retail use
- Popular shopping parade
- First floor welfare facilities provided
- Loughborough Town Centre

7 Church Gate Mews, Loughborough, LE11 1TZ

Summary

Available Size	650 sq ft
Rent	£10,000 per annum
Rateable Value	£8,300
Service Charge	Upon Enquiry
Car Parking	There is no parking with the Unit
VAT	Applicable
Legal Fees	The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas: The ground and first floor measures approx. 650sq ft with store cupboard and stairs to first floor. With large window shop frontage.

Name	sq ft	sq m	Availability
Building - 2 Storey retail unit	650	60.39	Available
Total	650	60.39	

Description

The property is a 2-storey brick-built unit under a pitched roof. The commercial space is set out over the ground and first floor. Set within Churchgate Mews, which is a well-presented shopping parade filled with smaller business owners. The parade is fully let and thriving.

Location

This 650 Sq Ft former Cafe is located just off the main pedestrianised town centre of Loughborough

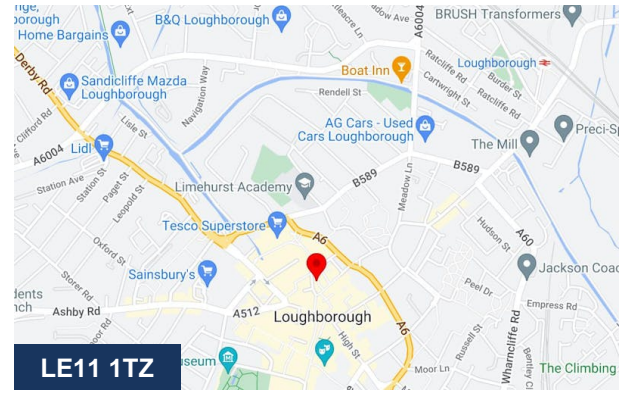
The town has a population in the region of 60,000 making it the largest settlement outside of the County capital of Leicester. The Town lies on the A6 and is approximately midway between Leicester and Nottingham. Loughborough is home to Loughborough university, an excellent facility that boasts one of the largest sports scholarship schemes in the UK. Good road and rail links to surrounding towns and cities, with the M1, M42 and M69 / M6 all within a 20-mile radius and direct rail access to St Pancras station.

Terms

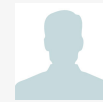
A new 5-year lease, outside the 1954 Act, is being offered with an initial passing rent of £10,000 + VAT, plus landlords' insurance. A 3 month rent deposit will be required. The tenant will be responsible for all utilities and business rates (if applicable).

Viewings

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



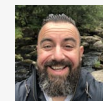
Viewing & Further Information



Luke Owen

07542 782605 | 01664 431330

Luke@pandfcommercial.com



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com