



39b Market Street
Loughborough, LE11 3ER

**Prime licenced premises in
Loughborough town centre.**

Rent £16,000 + VAT per annum

743.25 sq ft
(69.05 sq m)

- Attractive stone and timbered frontage
- Fully fitted bar/licensed venue
- No working Kitchen, the current operation does not sell food.
- Premises Licence
- Fixtures and fitting could be available by separate negotiation
- Available immediately

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Summary

Available Size	743.25 sq ft
Rent	£16,000 per annum
Rateable Value	£12,250
Service Charge	To be confirmed
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

Occupying the ground floor of a 2 storey Town Centre property, 39b is set out as a licenced bar with a small stage for live bands to the front of the property and a single WC fitted towards the rear. Ample storage behind the main service area is provided for stock and goods. 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 a mixture of residential, leisure and retailing occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Licenced premises	743.25	69.05	Available
Total	743.25	69.05	

Viewings

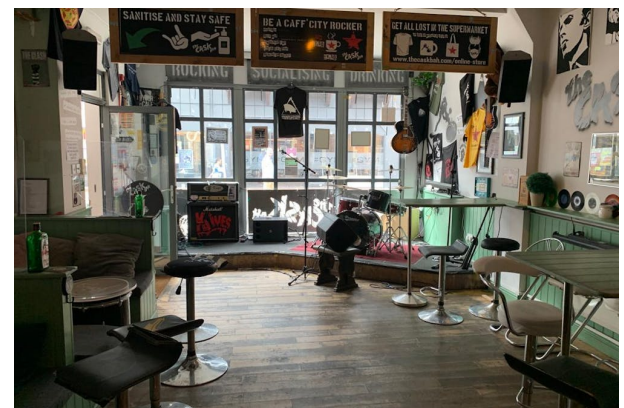
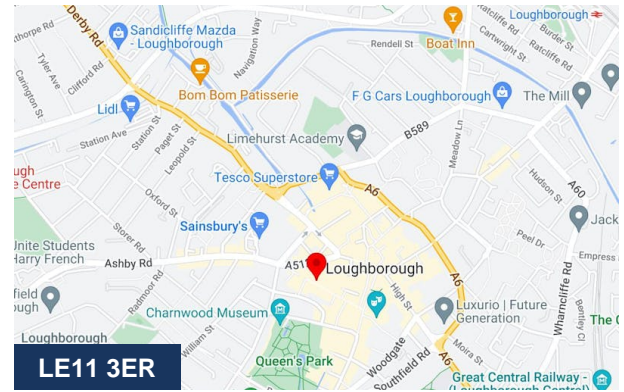
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on a new 5 year fully repairing and insuring lease - the rent will be £16,000 per annum + VAT. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Interested parties are advised to make their own enquiries with the local authority on licences and contact the relevant billing authority for any rates information. The fixtures and fittings for the bar could be available by separate negotiation.

Service charge

To be confirmed, however not likely to exceed £1,000 per annum



Viewing & Further Information

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