



16 Church Gate

Shop to let, Loughborough, LE11 1UD

**Shop to let - Loughborough Town
Centre**

Rent £12,000 per annum No VAT

763 sq ft
(70.89 sq m)

- 763 Sq ft - ground floor retail unit
- Excellent Frontage to Church Gate
- Busy Central Shopping Street
- Available Feb 2024
- Town centre location

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Summary

Available Size	763 sq ft
Rent	£12,000 per annum No VAT
Rateable Value	£10,000 Qualifying Businesses should be able to claim 100% Small Business Rate relief on this unit
Car Parking	No Parking with the Shop
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Description

The property has been trading as a kitchen and bathroom showroom for a local business. Offering large window display frontage onto Churchgate, within a busy retail position, upper floors are occupied by residential tenants.

Location

16 Churchgate is located on one of the main pedestrianised routes in the 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.

Accommodation

The accommodation comprises the following areas: Ground floor open plan with w/c and small kitchenette.

Name	sq ft	sq m	Availability
Ground - Retail Unit	763	70.89	Available
Total	763	70.89	

Viewings

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

Terms

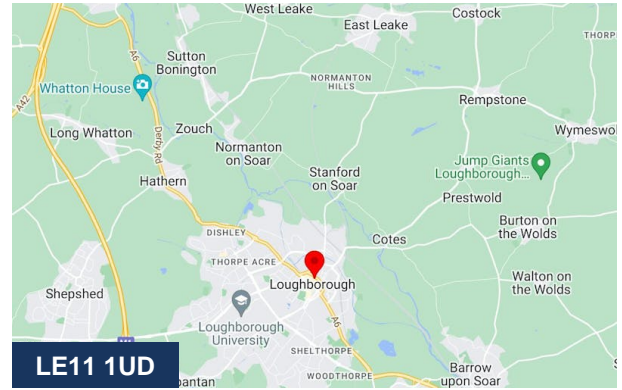
Offered for let on new lease terms As follows:-

A new 5 year lease - 3 year break if required.

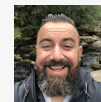
Initial passing rent £12,000 per annum - No VAT.

Landlords insurance to be re-charged at cost to the tenant.

3 months rent deposit will be required.



Viewing & Further Information



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