



DRAFT DETAILS

**16-17 MARKET PLACE, UNIT 1-2 (JACK & JILLS),
LOUGHBOROUGH**



Rent £ 40,000.00

This ground floor unit located in Loughborough town centre has much to offer. In short, the space comprises of two main sales areas, kitchen space, W/C and a storage area at the rear. The unit covers an area of 1,314.38 sq ft (122.11 m/sq). Please contact our office for further information or to arrange to view the unit. Energy performance rating to be confirmed.

THINKING OF LETTING?

For a **FREE APPRAISAL** of your property without obligation
RING FRECKELTONS on 01509 214564

Commercial

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE
Telephone:01509-214564. Fax:01509-236114. info@freckeltons.com www.freckeltons.com

MAIN SALES AREA (JACK'S): 9.4m minimising to 6.1m x 6.4m minimising to 3.7m (31'0 minimising to 20'0 x 20'11 minimising to 12'1). Food counter with UPVC double glazed windows and ceiling strip lights.

SALES AREA (JILL'S): 7.3m minimising to 3.2m x 5.2m minimising to 4.0m (24'0 minimising to 10'4 x 16'11 minimising to 13'0). Food counter with UPVC double glazed windows. Ceiling strip lights installed.

KITCHEN: Ceiling strip lights installed. Access to W/C and rear storage space via this room.

W/C: One light point installed. W/C, hand wash basin and hand dryer installed.

REAR STORAGE: Ceiling strip light installed with access to the rear of the property via the fire exit door.

RENTAL: The rental for the first three years of the lease will be £40,000.00 per annum exclusive payable quarterly in advance.

RATING ASSESSMENT: The rateable value for this property is £35,500.

LOCAL AUTHORITY: Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TX. Telephone: 01509 263151.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenant who are proceeding with a lease will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the lease.

PLEASE NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.