



41 Market Street
Loughborough, LE11 3ER

**Prime retail unit located on Market
St Loughborough**

Available immediately

£17,000 PA +vat

505 sq ft
(46.92 sq m)

- £17,000 PA +vat
- Ground floor retail unit
- All retail uses considered
- Welfare facilities provided
- Large display frontage
- Located on Market Street, a prime pedestrianised street
- Part of a promenade of other retailers

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Summary

Available Size	505 sq ft
Rent	£17,000 per annum
Rateable Value	£13,000
Car Parking	There is no parking with the property
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

Spanning 505 sq ft on the ground floor of a two-storey town centre building, 41 Market Street is a prominent retail shop located in an area with high pedestrian traffic and retail predominance.

Location

Market Street is a notable area and serves as one of the primary pedestrianised routes leading to Market Place and the Cattle Market.

Loughborough itself 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.

Accommodation

The accommodation comprises the following areas:

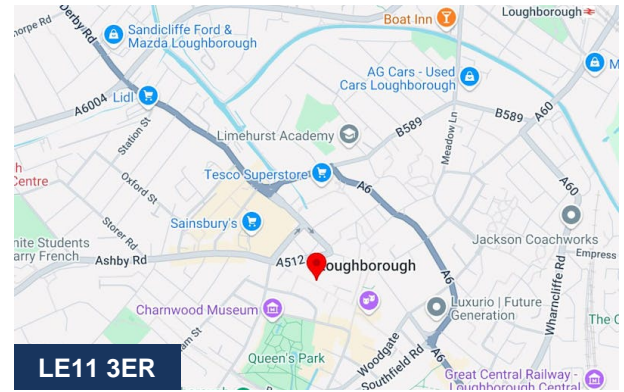
Name	sq ft	sq m	Rent	Availability
Ground	505	46.92	£17,000 /annum	Available
Total	505	46.92		

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 £17,000 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



Viewing & Further Information

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