



4 Church Gate Mews

Loughborough, LE11 1TZ

Retail unit To Let within Church Gate Mews, Loughborough

£16,500 per annum + vat

902 sq ft
(83.80 sq m)

- 902 Sq Ft Double fronted corner Retail unit
- Popular shopping parade of similar retail outlets off Biggin Street
- Loughborough Town Centre
- Suitable for any use within the Current use class E
- Kitchenette & welfare facilities

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Summary

| | |
|-----------------------|---|
| Available Size | 902 sq ft |
| Rateable Value | £16,750 |
| 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 | B (32) |

Description

The shop is located on the ground floor of a 2-storey brick-built dwelling under a pitched roof.

Set within Churchgate Mews, which is a well-presented shopping parade filled with smaller business owners.

The parade is fully let and thriving apart from unit 4 - other occupiers include a Beauty salon, tattoo artist, café, phone repair shop and aesthetics clinic.

Location

4 Church Gate Mews 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.

Accommodation

The accommodation comprises the following areas: 902 sq ft of open plan retail space - with kitchenette and W/c.

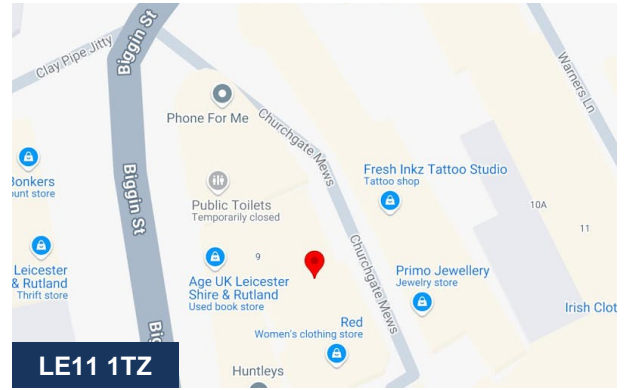
| Name | sq ft | sq m | Availability |
|-----------------------------------|------------|--------------|--------------|
| Ground - Ground floor retail unit | 902 | 83.80 | Available |
| Total | 902 | 83.80 | |

Viewings

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

Terms

A new 5-year lease, outside the 1954 Act, is being offered with an initial passing rent of £16,500 + 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).



Viewing & Further Information

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