



DRAFT DETAILS

**24/25 HIGH STREET, LOUGHBOROUGH, LEICESTERSHIRE,
LE11 2PZ**



Rent £12,500.00 per annum

Situated on High Street, Loughborough, this unit is now available to let. The space offers a Front reception, Kitchen, two W/Cs on ground level. On the level ground floor, there is a downstairs office that has two main rooms and a walk-in storage cupboard. It covers an area of approximately 154.88 sq/m (1667.11 sq/ft). Located within vicinity of the Loughborough town centre. Energy performance rating to be confirmed.

THINKING OF LETTING?

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

Commercial

FRONT RECEPTION 9.9m X 5.1m (32'7 X 16'10): Timber window framing, two electric storage heaters and six inset ceiling light points.

KITCHEN 3.0m X 2.3m (10'0 X 7'8): Timber Window framing, obscure glass, sink, base level units and wall mounted cupboards.

W/C 0.8m X 2.0m (2'8 X 6'6): Two cubicles, identical to one another, W/C and hand wash basin

HALLWAY 2.7m X 1.6m (8'10 X 5'2): Fire proof door, stairs that lead to the downstairs.

OFFICE ONE 8.7m X 5.0m (28'7 X 16'4): Six ceiling strip lights, two storage heaters and access to the back cellar room.

WALK-IN STORAGE CUPBOARD 1.5m X 1.0m (4'10 X 3'2): One ceiling light point and five wall mounted shelves.

OFFICE TWO 3.9m X 5.1m (12'8 X 16'9): Electricity meter cupboard, three ceiling strip lights and one storage heater.

RENTAL: The rental for the first three years of the lease will be £12,500.00 per annum exclusive payable quarterly in advance.

LEGAL COSTS: The tenant will be responsible for the landlord's legal costs for the preparation of the lease.

RATING ASSESSMENT: The rateable value for this property is £12,250.00

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.