



DRAFT DETAILS

**FIRST FLOOR ROOM 2, BRIDGE STREET,
LOUGHBOROUGH, LEICESTERSHIRE,
LE11 1NH**



RENTAL: £ 3,000.00 PER ANNUM

This first floor office is offered to let on a negotiable lease and fully inclusive terms. The rental includes heating, lighting, property insurance and water rates.

The Landlords will consider uses which may compliment their own medical practice or that of existing tenants as well as non medical uses. In addition to the private room, there is a shared waiting area, corridor and WC. There is access from Bridge Street and a separate fire escape from the shared corridor area. This unit can also be rented along-side room 3, details to be discussed if any interest. Energy Rate E

Commercial

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OFFICE TWO: is 11'8 x 8'9 (3.56 m x 2.67 m) window to the side elevation ceiling light point.

The room benefits from access to a WC along with a communal waiting area. Should an occupier be looking for more space, there is a second office available on the same floor which could be negotiated into one lease.

RENTAL: The rental for the first three years of the lease will be 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 £1,025.00

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.



