



52, BAXTER GATE, LOUGHBOROUGH, LE11 1TH

This is a newly-refurbished retail unit suitable for a variety of businesses and located adjacent to the new Cineworld complex with neighbours including Pizza Express, Nando's and Starbucks. The unit has a net internal area of 50.6 sq. m. (545 sq. ft.) and is available on a new lease for a minimum of 3 years.

£9,750 PER ANNUM

Call 0116 242 9933 for further information

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SITUATION

The property is situated on Baxter Gate close to its junction with Jubilee Way in a busy commercial area within Loughborough town centre.

The unit is adjacent to the new Cineworld cinema complex which incorporates food and drink operators including Pizza Express, Nando's, Centro Lounge, Bella Italia and Starbucks.



LOCATION

Loughborough is a University town with a population of over 60,000 people and lying a short distance from Junction 23 of the M1 motorway. It also lies on the A6, a major road leading to Leicester to the south east and the M1 motorway to the north.

Loughborough University is a highly regarded establishment with a strong international reputation for sport and engineering.

The town has a main line railway station providing regular services to London St. Pancras. Loughborough also lies close to East Midlands Airport.

Major employers in the area include Loughborough University, Brush Traction, 3M Healthcare Limited and Charnwood Borough Council.

DESCRIPTION

The property comprises a recently-refurbished ground floor lock-up shop with rear store/kitchen area, WC and new windows and entrance door.



ACCOMMODATION

Internal Width: 7.29m (23 ft 11 ins)

Shop Depth: 5.47m (17 ft 11 ins)

Sales Area 39.9 sq. m. (429 sq. ft.)

Store/Kitchen 10.7 sq. m. (115 sq. ft.)

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SERVICES

The property is connected to main electricity, water and drainage services.



PLANNING

The property falls within the new Planning Use Class E which means that it can be used for a variety of purposes without the need for formal approval. Please contact the agents for further information.

BUSINESS RATES

Rateable Value: £9,900

Under current regulations, and for a sole trader, no business rates are payable.



LEASE

Internal repairing and insuring basis for a minimum of 3 years.

RENT

£9,750 per annum

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be available shortly.



LEGAL COSTS

Each party is to be responsible for their own costs in respect of the transaction.

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VALUE ADDED TAX

VAT is payable on the rent.



POSSESSION

Vacant Possession will be offered on completion of legal formalities.

VIEWINGS

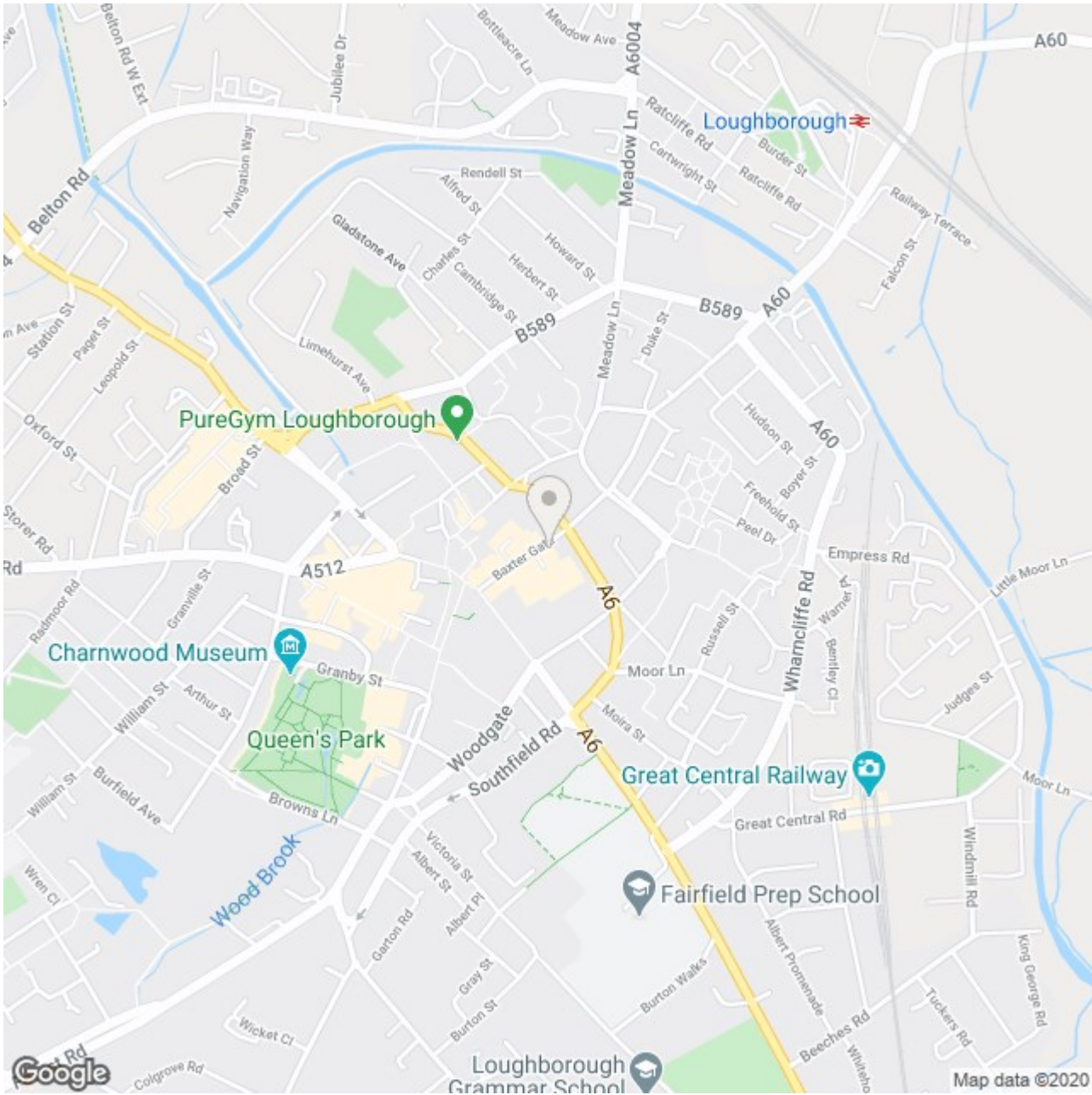
Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address kevin.skipworth@andrewgranger.co.uk

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LOCATION



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Call 0116 242 9938

commercial@andrewgranger.co.uk
 Andrew Granger & Co. Attenborough House,
 10-12 Rutland Street, Leicester LE1 1RD
 www.andrewgranger.co.uk

