



## **DRAFT DETAILS**

**7B WARDS END, LOUGHBOROUGH, LEICESTERSHIRE,  
LE11 3HA**



**Rent £ 15,000.00 Per. Annum**

Freckeltons are pleased to offer this two storey shop situated within an increasingly popular area of Loughborough's town centre. Briefly, the shop comprises of a double fronted sales area, two offices and a store room to the ground floor. The first floor includes a further two offices, storage room and a W.C.

There is a car parking space included to the rear. Viewing is advised to appreciate the size and the location of the unit offer.

Energy Rate E.

**Commercial**

**SALES AREA:** 24'1" minimising to 12'10" x 14'7" minimising to 10' (7.3m minimising to 3.9m x 4.4m minimising to 3m) plus window recess. Single glazed windows to front elevation. Four ceiling strip lights. Door through to cellar. Open way through to:

**HALLWAY:** Storage heater. Ceiling light point. Doors through to:

**OFFICE 1:** 9'4" x 6'10" (2.8m x 2.08m). Two ceiling strip lights.

**OFFICE 2:** 12'4" x 9'7" (3.7m x 2.9m). Two ceiling strip lights. Two skylights. Door to cupboard housing a wash hand basin.

**STORE ROOM:** 12'11" x 10'5" (3.6m x 3m). Two ceiling strip lights. Skylight. Single glazed window to side elevation. Door leading to Courtyard.

## FIRST FLOOR

**LANDING:** Single glazed window to rear elevation. Ceiling light point. Doors through to:

**OFFICE 3:** 13'4" x 11'10" (4m x 3.6m). Double glazed window to front elevation. Ceiling strip light. Feature fireplace. Built in storage cupboard.

**OFFICE 4:** 13'5" x 9'3" (4m x 2.8m). Double glazed window to front elevation. Ceiling strip light. Feature fireplace. Built in storage cupboard.

**STORAGE ROOM:** 9'2" x 7'6" (2.8m x 2.2m) Single glazed window to rear elevation. Ceiling light point. Storage cupboard.

**W.C.:** 6'1" x 6' (1.8m x 1.8m) Comprising of a W.C and wash hand basin. Double glazed window to rear elevation. Ceiling light point.

**OUTSIDE:** There is an undercover car parking space within a gated yard. There is also an outside W.C.

**LEASE:** The property is available on a new Internal Repairing and Insuring Lease of negotiable length subject to three yearly upward only rent reviews.

**RENTAL:** The rental for the first three years of the lease will be £15,000 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:** There rateable value for the whole property is £12,675.

**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.

