



# The Rushes

## Shopping Centre Loughborough

### UNIT 3 PRIME SHOP TO LET



#### LOCATION

The Rushes is situated in the heart of Loughborough, a prosperous university and market town in Leicestershire, East Midlands. Loughborough has a retail catchment of 179,000 people within a 20 minute drive.

The Rushes is an open air shopping centre providing 223,000 sq ft of retail accommodation. Anchored by **Tesco**, **TK Maxx**, **JD Sports** and **Next**, the scheme is located in a prominent position fronting Biggin Street which leads to the main High Street.

#### ACCOMMODATION

Dimensions and net internal floor areas:

Internal Width	65 ft 7 ins	20.00 m
Shop Depth	90 ft 8 ins	27.07 m
Ground floor	5,088 sq ft	472.69m <sup>2</sup>

#### LEASE TERMS

Available on a new full repairing and insuring lease subject to five yearly upward only rent reviews.

#### RENT

£80,000 pax.

#### SERVICE CHARGE

Approximately £12,345.

#### BUSINESS RATES

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable value £86,000  
UBR (2021/22) 0.512p

Interested parties are advised to make their own enquiries with the Local Authority on 01509634831.

#### ENERGY PERFORMANCE CERTIFICATE

Band C. Report available on request.

#### LEGAL COSTS

Each party to be responsible for their own costs.

#### POSTCODE

LE11 5BE

#### SUBJECT TO CONTRACT

AMENDED APRIL 2021

#### VIEWING

##### GCW

Chris Harris

020 7647 4823

chris.harris@gcw.co.uk

Philippe Micheal

020 7647 4815

philippe.micheal@gcw.co.uk





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