

**MATHER
JAMIE**

01509 233433

**3-6 The Rushes
Loughborough
Leics
LE11 5BE**

**TO LET
£50,000 pax**



**Substantial two-storey Retail
Premises**

1,012.63 sq m (10,900 sq ft)

3-6 The Rushes, Loughborough, Leics, LE11 5BE

DESCRIPTION

Two-storey purpose-built retail premises providing ground and first floor accommodation with rear servicing/loading area which would suit a variety of retailers.

ACCOMMODATION

Ground Floor

Retail	491.45 sq m	(5,290 sq ft)
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First Floor

Retail/Ancillary	493.50 sq m	(5,312 sq ft)
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Rear Garage/Store	27.68 sq m	(298 sq ft)
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Total NIA	1,012.63 sq m	(10,900 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£50,000 (fifty thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: £38,500

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 50 within Band B. The EPC is valid until 6 March 2024.

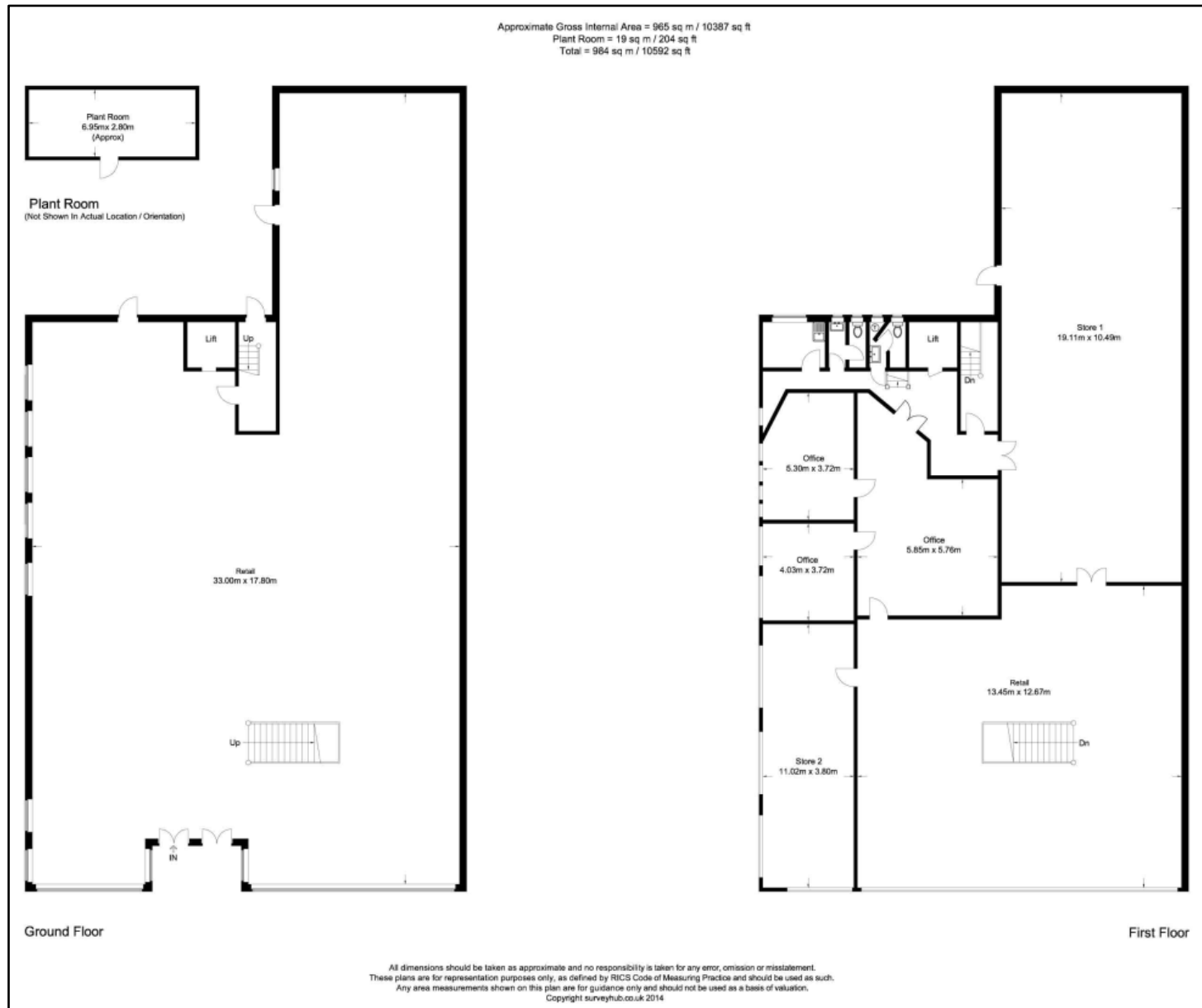
PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



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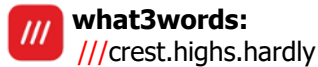


3-6 The Ruses, Loughborough, Leics, LE11 5BE

LOCATION

The building has a prominent retail frontage to The Ruses which remains a pivotal roadside position within Loughborough town centre and within a short distance of Loughborough Train Station. There are car parks nearby including at The Carillon and The Ruses Shopping Centres.

This popular location is occupied by a number of retail and professional users including Halifax, Tesco, Tylers, TK Maxx, Pure Gym, Sports Direct, next and M&S Foodhall.



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations