





# 1st Floor The Gate House, 43b Church Gate, Loughborough, LE11 1UE

## LOCATION

The subject property is located at the junction of Churchgate and Lemyngton Street within Loughborough town centre. Nearby occupiers include Alexanders Estate Agents and Edward Hands & Lewis Solicitors.

The property's location is shown on the plan within these particulars.

## DESCRIPTION

The property provides attractive first floor office suite, open-plan layout with kitchen facilities. The offices have shared WCs and benefit from 2 car parking spaces to the rear of the property. There is an intercom system fitted and access to the office is via a shared stairway.

## ACCOMMODATION

Total NIA 167.47 sq m (1,803 sq ft)

## TENURE

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

## RENT

**£18,000 (eighteen thousand pounds)** per annum exclusive.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2021/2022  
Rateable Value: £11,250

## LEGAL COSTS

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

## VAT

VAT will not be charged on the rent.

## EPC

The property has an Energy Performance Asset Rating of 112 within Band E.

## PLANNING

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



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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:

1. 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
2. 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
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. 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
5. 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