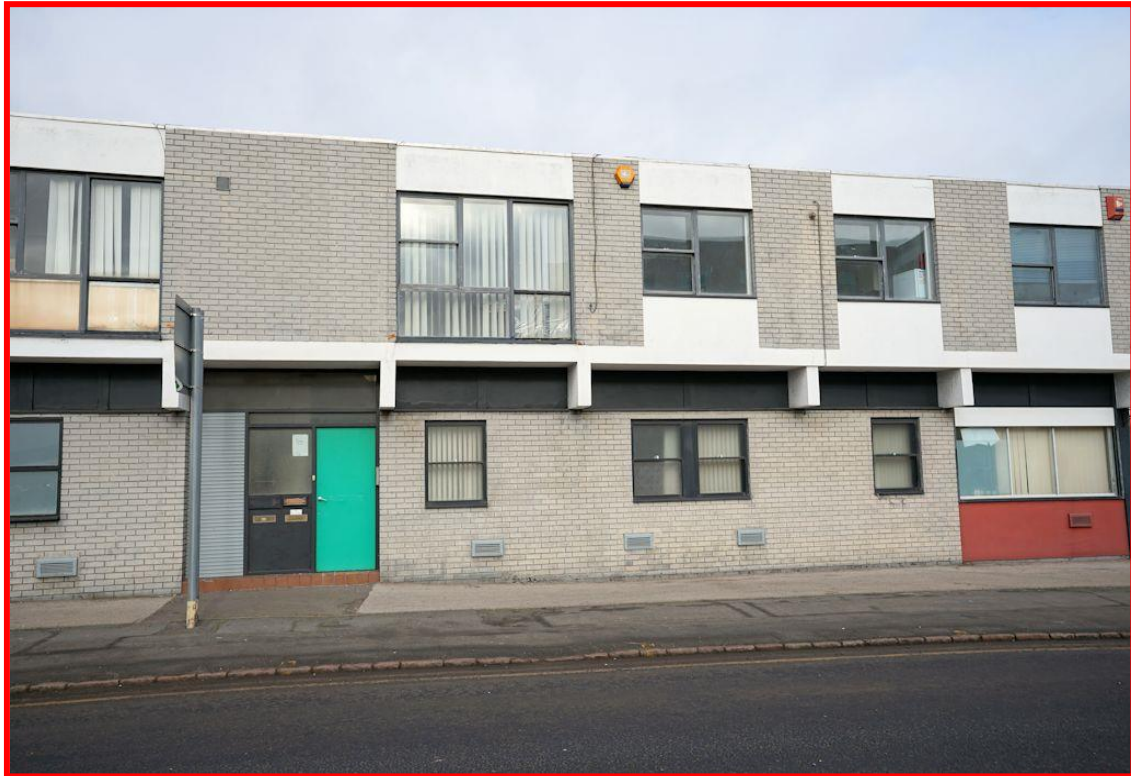




DRAFT DETAILS

**29 BRIDGE STREET, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 1NH**



RENT £ 6,750.00 PER ANNUM EXCLUSIVE

This self-contained first-floor office suite is located on Bridge Street, Loughborough, above Woodbrook Medical Centre and has a shared access directly from Bridge Street itself. Briefly, the accommodation comprises of a reception office with rear storage area, 3 further offices a kitchen area and a W.C. The property benefits from gas central heating and the lease includes 2 car parking spaces in the Medical Centre car park to the rear. The property extends to approximately 695 sq ft (64.57 sq m) overall. Energy Rate TBC.

THINKING OF LETTING?

**For a FREE APPRAISAL of your property without obligation
RING FRECKELTONS on 01509 214564**

Commercial

GROUND FLOOR ENTRANCE HALL: Shared with the adjoining offices and having a staircase leading to the first floor.

RECEPTION OFFICE: 16'8" x 10'5" (5.08m x 3.17m). Three radiators. Open to: -

REAR STORAGE AREA: 10'4" x 4'5" (3.16m x 1.36m). Door to: -

OFFICE 1: 10'4" x 6'11" (3.16m x 2.13m). Second double-glazing to window. Hallway. Radiator. Two stairs off.

OFFICE 2: 15'2" x 10'8" (4.93m x 3.25). Central heating radiator. Built-in cupboard with sliding doors.

OFFICE 3: 13'8" x 8'7" (4.16m x 2.64m). Central heating radiator. Second double-glazing to window. Built-in cupboard with sliding doors.

KITCHEN AREA: 13' x 8'11" (3.97m x 2.74m). Stainless steel sink unit. Central heating radiator. Secondary double-glazing to window. Electric water heater. Fitted worktop. Single wall cupboard. Wall with Potterton Profile wall-mounted boiler.

W.C.: Fitted with a low flush W.C. and wash hand basin with electric heater over. Radiator.

SERVICES: The property is connected to mains gas, water, electricity and drainage services. Freckeltons have not tested the services and appliances and interested parties should make their own investigation.

RATING ASSESSMENT: Rateable value: £8,600.

LOCAL AUTHORITY: Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TU.

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

LEGAL COSTS: The Tenant will be responsible for the Landlord's legal costs for the preparation of the Lease whether or not the matter proceeds to completion.

VIEWING: Strictly by prior appointment through ourselves.

DIRECTIONAL NOTE: Leave the centre of Loughborough via Swan Street and bear right into The Rushes. Turn right into Bridge Street and the property can be found on the left hand side of the road.

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. These details were produced on 06/02/2023 and are for illustrative purposes only.

EPC GOES HERE - TBC