



DRAFT DETAILS

DERBY ROAD, LOUGHBOROUGH , LE11 5HJ



Rent £ 8,000.00 per Annum

Situated on the frequently travelled Derby Road, this single-story retail unit is now available to let. The shop comprises of a Sales Area with a Kitchen and a W.C. Perfect for a small retail shop. The location offers good visibility when driving by. The property benefits from having security roller shutters to the front of the unit and a door to the rear that leads into a small courtyard. The property does not have Gas and is EPC exempt due to size.

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Commercial

SALES AREA: 22'6''x14'4'' (6,85m x 4,36m) Glass window display facing the street, one single glazed. One single glazed entrance door with timber frame. 15 ceiling light points. Plenty of plugs installed on side walls. Full high tiled wall.

KITCHEN: 11'2''x5'6'' (3,40m x 1,67m) Attic access. One electric radiator fixed on the right. One electric extractor fan. One single light point. Base unit with one single metal bowl sink with right side drainer. One single high counter cabinet. One door to rear.

BATHROOM: 5'11''x3'1'' (1,80m x 0,94m) One single light point. One electric extractor fan. One ceramic sink with undercounted cabinet.

DIRECTIONAL NOTES: From our office on Leicester Road turn left at Barrow Street/A6. Continue on Lemington Street/A6. Proceed straight on Bridge Street/A6. Turn right on Derby Road/A6 and proceed for 1.2 miles. You will find the property on the right.

SERVICES: The property is connected to main 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: £5,700.

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.

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.