



DRAFT DETAILS

**18 MARKET STREET, LOUGHBOROUGH,
LEICESTERSHIRE LE11 3EP**



Rent £ 10,500.00 Per Annum exclusive

Freckeltons are pleased to offer this two storey unit situated on the thoroughfare in Loughborough. Briefly, the accommodation comprises of a reception area and office with storage room off and a further store room, kitchen area and WC to the first floor. Viewing is advised to appreciate the size and space of the unit on offer. Energy Rate E.

THINKING OF LETTING?

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

Commercial

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE
Telephone: 01509-214564. Fax: 01509-236114. info@freckeltons.com www.freckeltons.com

GROUND FLOOR:

RECEPTION AREA: (21'2" x 10'8" maximum 6'2" minimum) Single glazed window and single glazed wooden door to front elevation. Two ceiling strip lights and two spotlights. Under stairs storage cupboard. Cupboard housing the unit's electricity meter. Door to:

REAR OFFICE: (12'2" x 9'5") Wooden door to rear elevation. Two ceiling strip lights. Opening to Storage Area and door through to Stairs

STORE ROOM: (7' x 4'9") Ceiling light point. Water Tap. Housing unit's water meter.

STAIRS: To first floor.

FIRST FLOOR:

UPSTAIRS OFFICE: (9'7" x 10'9") Single glazed window to front elevation. Ceiling light point. Door through to:

KITCHEN AREA: Comprising of base level unit and inset stainless steel sink and side drainer. Ceiling light point. Open way through to:

LOBBY: Double glazed window to rear elevation. Ceiling light point. Door through to:

WC: (4' x 3'6") Comprising of WC and Wash hand basin. Single glazed window to rear elevation. Ceiling light point.

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

RENTAL: The rental for the first three years of the lease will be £9,750 per annum exclusive payable quarterly in advance.

LEGAL COSTS: The tenant will be responsible for the landlord's legal costs for the preparation of the lease.

RATING ASSESSMENT: Rateable value of £7,200.

LOCAL AUTHORITY: Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TX. Telephone: 01509 263151.

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.

