

# **Freckeltons**

## **DRAFT DETAILS**

**SPARROW HILL, LOUGHBOROUGH, LEICESTERSHIRE**



**Rent £5,000.00**

Set on the edge of the town centre. this lock up shop is set within a popular commercial area. The unit comprises of a main sales area with rear hallway and separate WC. Energy Rate TBC

**Commercial**

**1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE**  
Telephone:01509-214564. Fax:01509-236114. [info@freckeltons.com](mailto:info@freckeltons.com) [www.freckeltons.com](http://www.freckeltons.com)

**MAIN SHOP: 5.1m X 4.39 ( 16'7" X 14'4")** Window and door to front elevation. Ceiling light points door to:

**REAR HALLWAY:** Small storage area access to:

**WC:** With WC and wash hand basin.

**RENTAL:** The rental for the first three years of the lease will be 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:** The rateable value for this property is

**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.