



Smiths  
your property experts

# Market Place

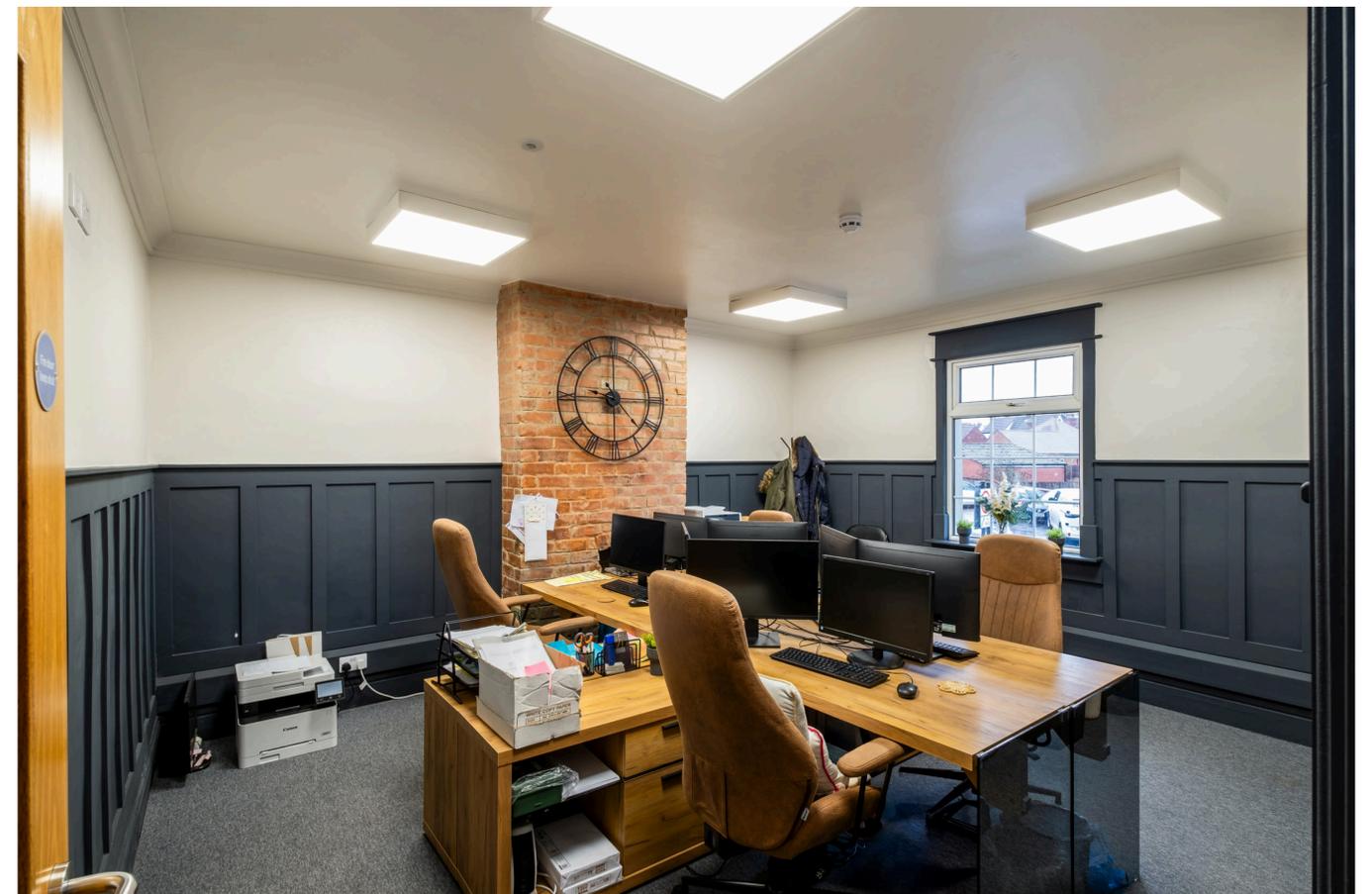
Shepshed

- Available Immediately
- Beautifully serviced and recently renovated office suite
- Set in the heart of the popular village of Shepshed
- One private office, a new kitchenette and a WC
- All utilities and rates are included in the rent
- Within convenient access to the town centre and M1
- Situated above a useful coffee shop
- Secure parking to the rear

## General Description

Smiths Property Experts offer to the market on a fully serviced rental basis, this beautifully serviced office suite, recently renovated and with secure parking in the heart of the Charnwood market town of Shepshed. The property is advertised, including all utilities and rates and would suit a number of small businesses/professional services.

In brief, the suite comprises one private office, a hall/landing, a new kitchenette and a WC. The kitchenette and WC will be shared with one neighbour. There is a staircase up to the space that is shared with two neighbours, and to the rear, secure parking. Below the suite is a useful coffee shop.





## Utilities

The shop benefits from mains electricity, water and drainage services. All included in the rent.

## Lease

The property is available by way of an ongoing licence agreement, negotiable upon application.

## Legal Costs

The incoming tenant will be required to cover their own legal costs in any preparation of the lease/Licence agreement.

## Rating Assessment

Rates included + VAT.





## The Location

This popular, well-serviced location has been recently rejuvenated and redeveloped by Charnwood Borough Council. Set just 1 mile from the M1 motorway and with a full range of amenities in the town centre, there is easy access to the Charnwood Forest, Loughborough University and East Midlands airport.

## Property Information

EPC Rating: C.

No Service Charge.

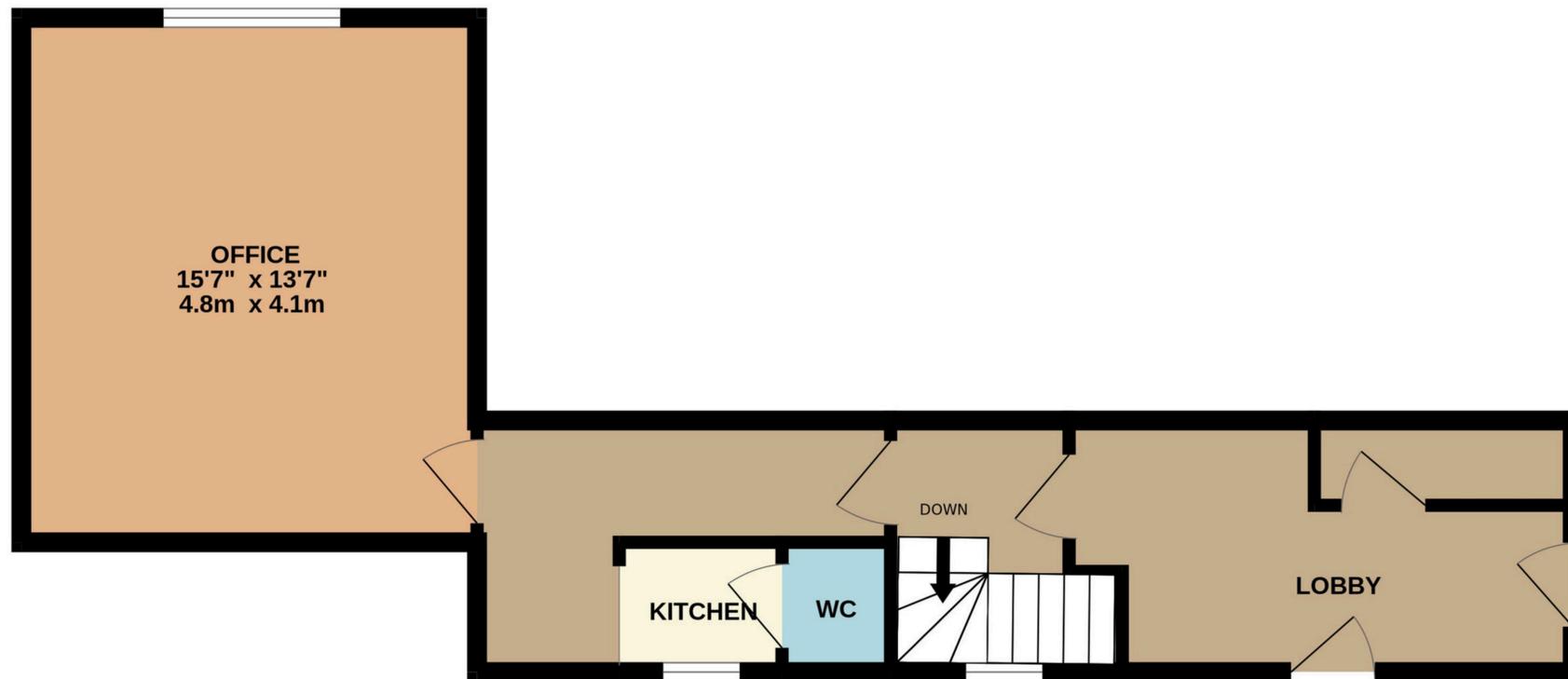
Council Tax Band: B.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 456 sq.ft. (42.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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