



DRAFT DETAILS

**BEDFORD SQUARE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2TP**



Rent £ 6,000.00 Per Annum

Located in the popular part of Wards End. The area has been part of a recent refurbishment. This first floor commercial space is ideal for hairdressers, office, accommodations and show room. Briefly comprise of a sale area, a WC and a kitchen. With short stay parking spaces in the vicinity the property and walking distance of the town centre. Perfect for those who are looking to enjoy revitalised part of town. Available from the end of June. Energy rate of D.

THINKING OF LETTING?

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

Commercial

ENTRANCE HALL: 8'11''x 8'12'' (2,71m x 2,74m) Window to the side elevation. Ceiling Strip. Laminate flooring night storage heater and doors to;

KITCHEN: 10'1''x 5'2'' (3,73m x 1,75m) Base unit with inset sink with side, drainer double glaze window to the front ceiling strip light further built-in storage cupboard and shelving

WC: 8'6''x 6'7'' (2,59m x 2,00m) WC. Wall mounted. Wash hand. Basin. Obscure double glaze window. Ceiling, light point. Built-in storage cupboard and further cupboard housing the hot water cylinder.

OFFICE 1: 3'.68"x 2".13" (1,12m x 0.64m) Windows to front and side with Rointe heater.

RECEPTION AREA

OFFICE 2: 3'.73"x 4".03" (1,13m x 1,22m) Windows to front and side with Rointe heater.

DIRECTIONAL NOTES: On foot; from our office on Leicester Road, turn left on Woodgate and proceed for 0.2 miles. Turn right on Bedford Square. The property will be located on the right corner, first floor between Bedford Square and Wards End.

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

ENERGY RATE EPC rating of D.

RATING ASSESSMENT: Rateable value: £5,300.

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.