

# phillips sutton

Niche Commercial Property Agents



0116 216 5144



info@phillipssutton.co.uk



www.phillipssutton.co.uk



14 Francis Street, Stonegate,  
Leicester LE2 2BD

phillips  
sutton

0116 2165144  
www.phillipssutton.co.uk

## Self-contained Retail Premises

### Former O2 Premises

## 25-26 Market Place, Loughborough LE11 3EB

Total NIA: 263.08 Sq M (2,832 Sq Ft)

# TO LET

### KEY FEATURES



Self-contained retail premises



Located in the heart of  
Loughborough town centre



Primary retail pitch amongst  
established national covenants



Excellent footfall and transport links



Benefitting from HVAC System,  
Suspended ceilings and inset led  
lighting.



Total NIA: 263.08 Sq M (2,832 Sq Ft)



Rent: £42,500 per annum exc



## LOCATION :

The subject property is located on the north east side of Market Place close to its junction with Baxter Gate and High Street. Market Place is a pedestrianised area in Loughborough town centre and is considered one of the principal retailing destinations where there are a number of well-established national operators, namely; McDonalds, Boots, Holland & Barrett, Caffe Nero and German Doner Kebab. The premises has the benefit of good communication links due to regular bus routes in and out of the town centre whilst the mainline railway station is within walking distance, some 0.7 miles in distance to the north east.

## DESCRIPTION :

The premises comprises a prominent three storey retail building, having the benefit of double frontage by way of an aluminium framed, glazed shop front at ground level. Internally, the accommodation is laid out to provide flexible retail accommodation together with ancillary offices and storage at ground level whilst the upper floors comprise further welfare facilities and ancillary accommodation.

Externally, there is a small yard to the rear which is accessed via a shared tunnel entrance with the adjacent occupiers.

## TENURE:

The premises are available on a fully repairing and insuring basis for a term of years to be agreed.

## RENT:

£42,500 per annum exc.

## RATEABLE VALUE:

£33,250 per annum.

## EPC:

B, 45.

## SERVICES:

All mains serviced are connected to the premises, save for gas.

## ACCOMMODATION:

FLOOR	AREA SQFT	AREA SQM
GF SALES AREA	1,039	96.53
GF ANCILLARY	265	24.62
1F ANCILLARY	758	70.42
2F ANCILLARY	770	71.54
<b>TOTAL</b>	<b>2,832</b>	<b>263.08</b>

## VAT:

Vat is applicable to the rent at the prevailing rate.

## LEGAL COST:

Each party to bear their own costs incurred.

## PLANNING:

We understand the premises has authorised use from the Local Planning Authority under Class E Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

## UNREPRESENTED PARTIES:

Unrepresented parties are advised to seek Advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

## CONTACT:



**Aman Verma**

07961 871326

averma@phillippsutton.co.uk

