

## Prime Shop to Let

LOUGHBOROUGH

2-3 Market Street

### Location

The property occupies a prime trading location on the pedestrianised Market Street, within close proximity to Loughborough's historic Retail Market, Carillon Court and The Rushes Shopping Centres. Multiple occupiers in the nearby vicinity include Costa Coffee, Superdrug, Primark, Waterstones and Poundland.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground floor only comprising the following approximate net internal floor areas:-

Ground Floor	1,699 sq ft	155 sq m
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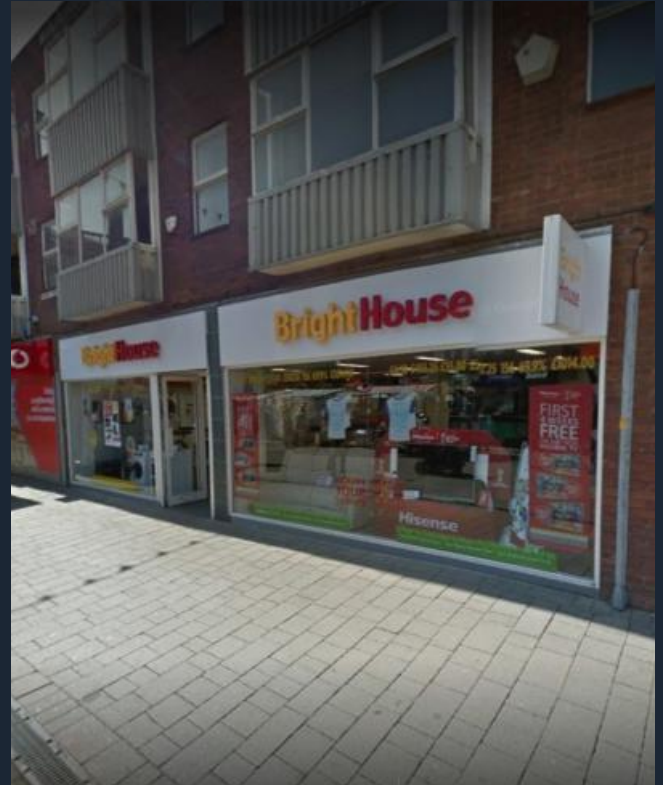
### Lease

The property is available by way of a new full repairing and insuring lease for a term to be agreed, at a commencing rent of £45,000 per annum exclusive.

The property is also available by way of a short term flexible lease for approximately 6 months.

### EPC

An EPC has been commissioned and a copy can be provided upon request.



### Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£52,000
UBR (2020/2021)	£0.512
Rates Payable	£26,624

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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