



81 Nottingham Road, Loughborough LE11 1ES

Loughborough Town Location

Retail Unit to LET

£10,200 per annum

- Loughborough Close to Town centre location
- £10,200 per annum NO VAT
- Available immediately
- Circa 700 sq ft with kitchen and W/C
- Ideal for retail or office users
- Rateable value £7000 per annum (exemption available)

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Summary

Tenure - Leasehold
Rent - £10,200 per annum
VAT - Not applicable
EPC - C (62)
Building insurance - re charged at cost
Rateable value - £7000 per annum

Description

81 Nottingham Road is well positioned with a 10 minute walk to the town centre - largely residential area with some commercial property adjacent - formerly a dance studio, the space is largely open planned and circa 700 sq. ft in size. to the rear there is a staff room/kitchen and w/c and rear yard access off.

Occupying the ground floor of a 2 storey brick built property, the upper floors are residential and let separately.

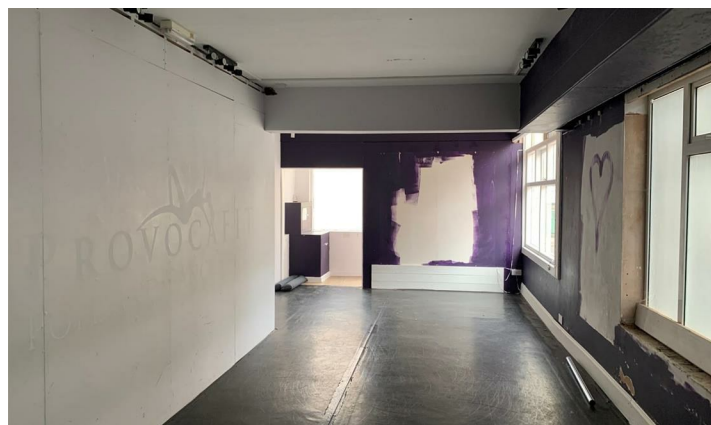
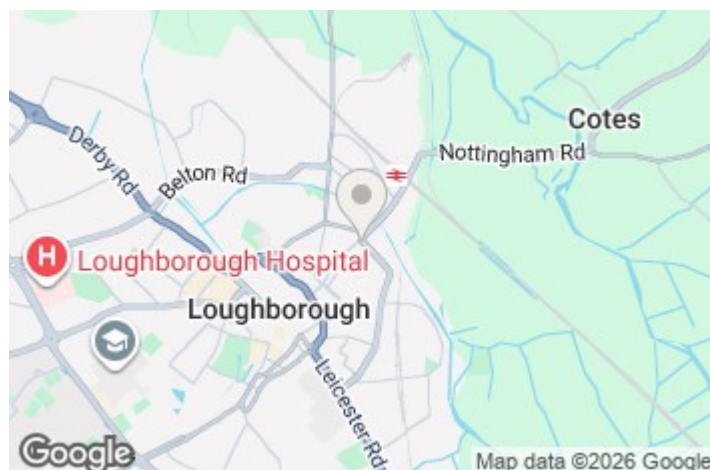
Location

Located on the Main Nottingham Road in to Loughborough, The property is in close proximity to the town centre with good access links to Leicester, Nottingham and Derby with Loughborough train station being less than a 10 minute walk away.

Terms

Offered for let on a new internally repairing and insuring lease with terms to be agreed - The rent will be £10,200 per annum NO VAT. A deposit equal to 3-month rent will be required.

Tenants will be responsible for all bills including any rates liability - landlords building insurance will be re-charged at cost.



Viewing and Further Information

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