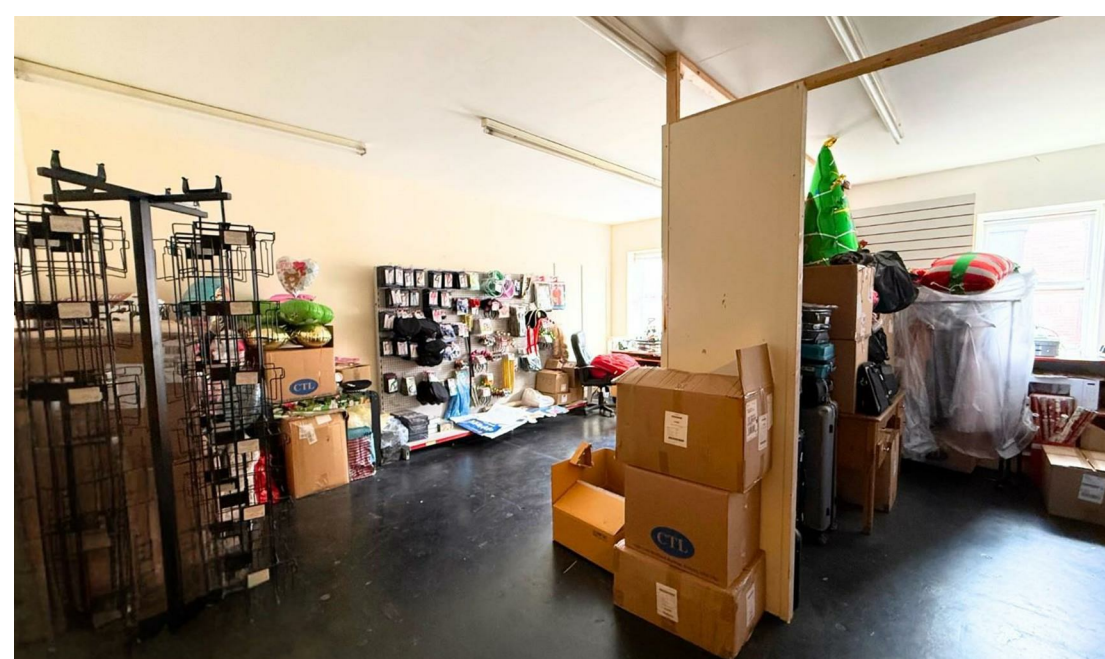




Market Street, Loughborough, LE11

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 **Sell MyHome**TM
.co.uk



- FREEHOLD COMMERCIAL INVESTMENT IN PRIME TOWN CENTRE LOCATION
- RENTAL INCOME OF £19,500 PER ANNUM + VAT PER ANNUM
- SURROUNDED BY NATIONAL RETAILERS
- LET TO VICTORIA CARDS UNTIL 2027
- HIGH FOOTFALL AREA
- OPPOSITE ICELAND

SellMyHome are proud to present this FREEHOLD COMMERCIAL UNIT on MARKET STREET, LOUGHBOROUGH.

Location

Situated in a prominent town centre position on Market Street, the property benefits from high footfall and excellent visibility. Nearby occupiers include Iceland, Primark, Boots, Costa Coffee, Caffè Nero, Holland & Barrett, and Waterstones. The area is well-served by public transport and nearby parking.

Description

A well-located ground-floor retail unit with prominent frontage in Loughborough's pedestrianised shopping area. The unit comprises open-plan retail space with ancillary storage and staff facilities to the first floor. Features include modern glazed frontage, suspended ceiling with lighting, and rear service access.

Tenure

The property is offered for sale freehold, subject to an occupational lease.

Lease Details

The premises are currently let on a full repairing and insuring (FRI) lease expiring on 19th October 2027. The passing rent is £1,625 per calendar month (£19,500 per annum) plus VAT. Further lease and tenant information is available on request.

VAT

VAT is applicable to this property.

EPC

Rated Band C. A copy is available upon request.

Investment Opportunity

An ideal purchase for investors seeking secure rental income from an established tenant in a prime location.

Legal Costs

Each party to bear their own legal costs.

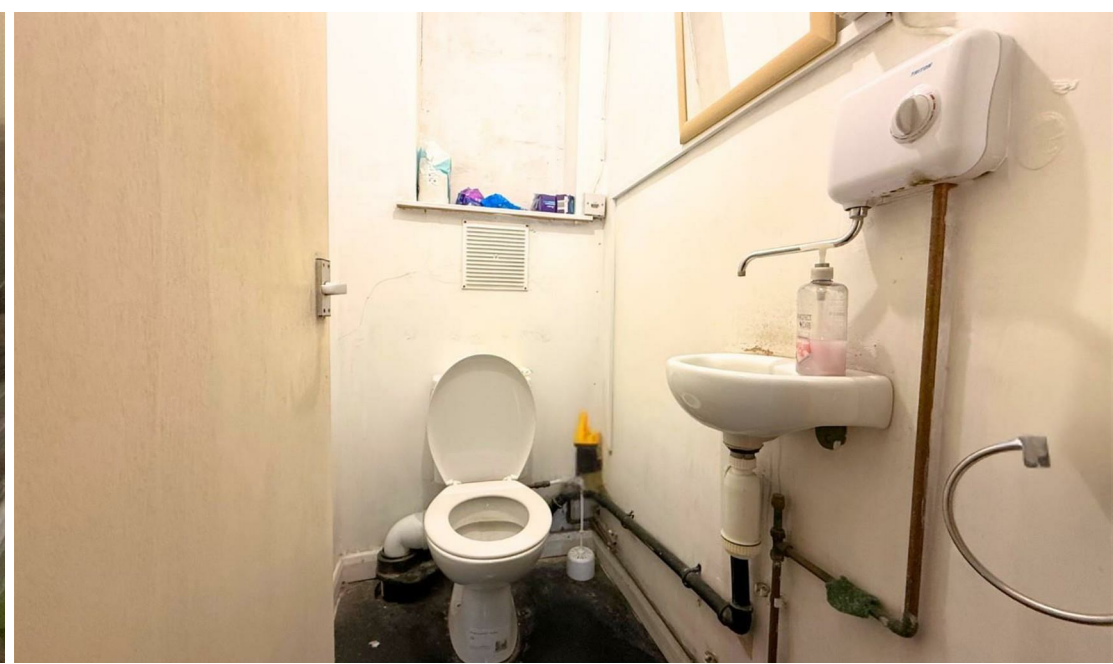
Viewings

Strictly by appointment via SellMyHome.

Disclaimer

These particulars are for guidance only and do not form part of any offer or contract. Measurements, descriptions, and other details are given in good faith but without responsibility. Buyers must rely on their own enquiries and inspections.

Price Guide: £300,000



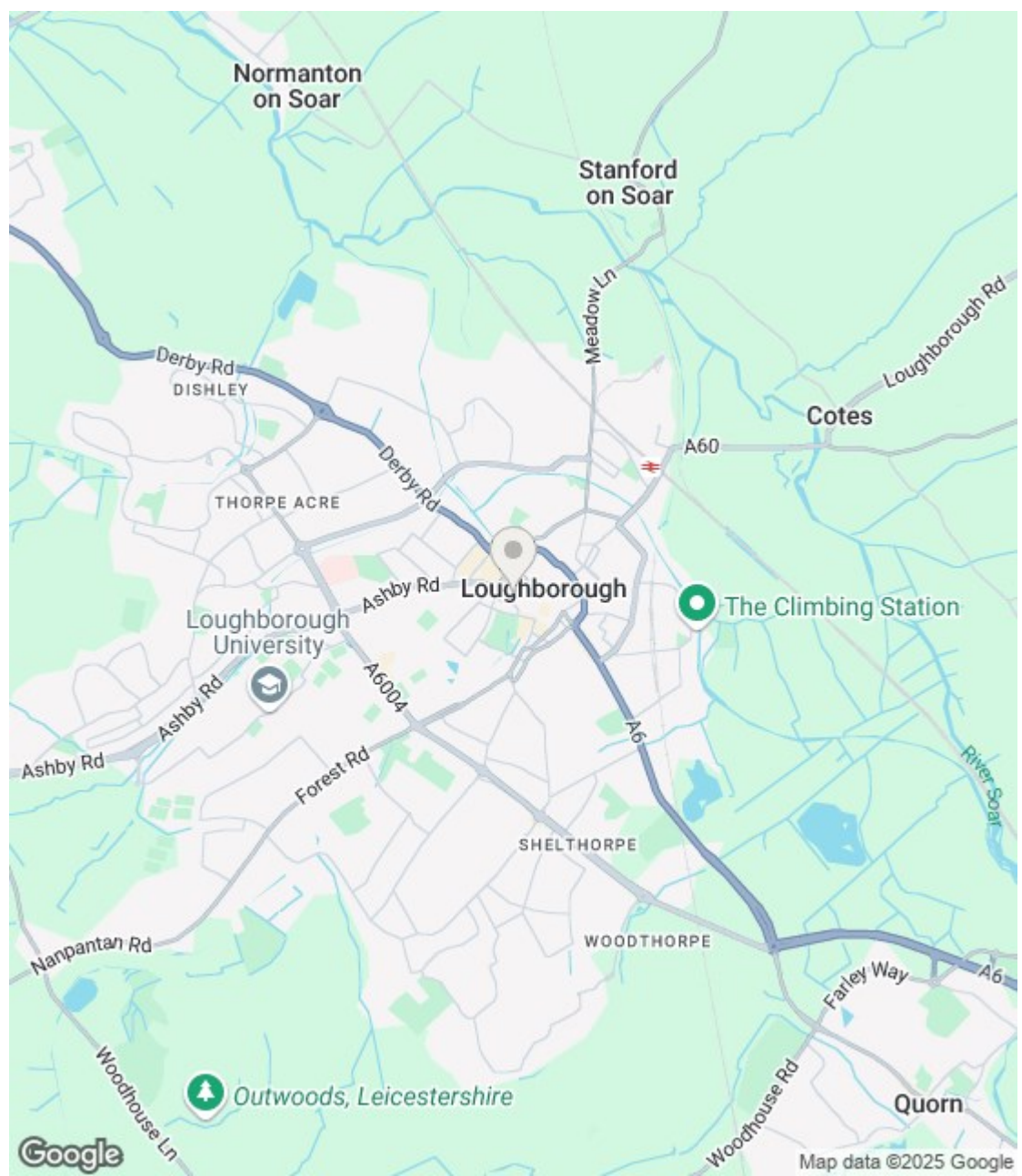


Energy Efficiency Rating

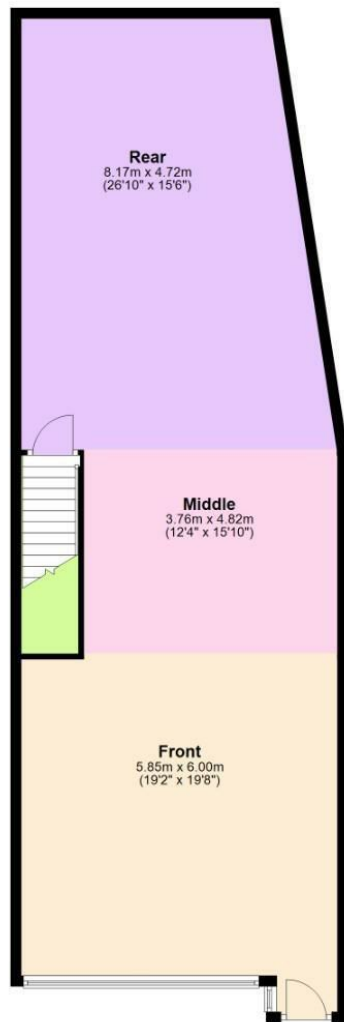
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

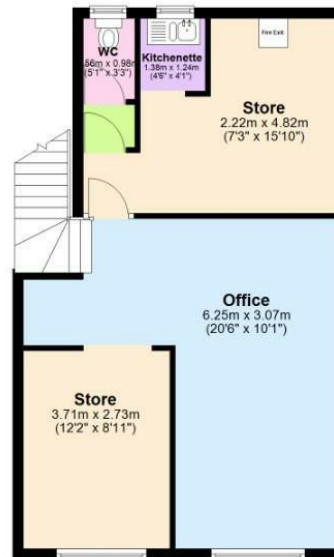
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approx. 103.9 sq. metres (1118.0 sq. feet)



First Floor
Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 157.8 sq. metres (1698.2 sq. feet)

(1) MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.