Derby Road, Loughborough, LE11 5HJ

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

£8,000 Per Annum

- Retail Unit To Let
- Use Class E
- Good transport links to the surrounding road network
- 38.3m² (412ft²)
- Good roadside visibility

Location
The property is situated on Derby Road (A6), one of Loughborough's principal arterial routes, approximately to the north-west of Loughborough town centre. Loughborough benefits from excellent transport connections, with Junction 23 of the M1 motorway located approximately 4 miles to the west, providing convenient access to Leicester, Nottingham, Derby and the wider Midlands motorway network. Derby Road provides a well-connected position with a mixture of commercial premises, retail occupiers and residential properties in the surrounding area. Loughborough town centre provides a comprehensive range of shopping, leisure, professional and public amenities, whilst Loughborough railway station offers regular services to Leicester, Nottingham and London St Pancras. The location therefore provides a good balance of accessibility, prominence and proximity to the town's established commercial and residential areas.

Description
Comprising a commercial property fronting Derby Road. The property offers flexible accommodation suitable for a range of commercial uses, subject to the necessary planning consents. The accommodation provides a practical layout with good potential for a variety of occupiers, benefiting from its prominent roadside position and established location. The property consists of a roller shutter door, retail space with toilet and kitchenette to the rear.

Accommodation
38.3m² (412ft²)

Services
The property is connected to: Electricity, water, and draingage.

EPC
This property is EPC exempt.

Business Rates
Rateable Value: £6,300

Legal Costs
Each party to cover their own legal costs.

Viewing
Strictly by prior appointment through the agents.

Important Information
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

For further information please email commercial@sheldonbosleyknight.co.uk