

To Let

ANDREW+
ASHWELL

Prominent town centre office

+ 44 Church Gate

LOUGHBOROUGH + LE11 1UE



1,965 Sq Ft
(182.5 Sq M)

£25,000 per annum

- Two storey premises
- Prominent frontage to A6
- User class: E(c)
- Available from March 2021
- 5 Parking spaces



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LOCATION

The property is located on the Eastern side of Church Gate, Loughborough, immediately adjacent to its junction with the A6.

With direct access on to the A6, road links are therefore good being positioned c. 3 miles East of the M1 (J23).

ACCOMMODATION

| DESCRIPTION | SIZE (SQ FT) | SIZE (SQ M) |
|----------------------------------|--------------|--------------|
| Ground floor Sales / Stores | 956 | 88.8 |
| First floor Offices / Kitchen | 1,009 | 93.7 |
| TOTAL | 1,965 | 182.5 |

RATING ASSESSMENT

Rateable Value (2017): £14,750
U.B.R (2020/2021): £0.504
Est. Rates Payable (2020/21): £7,360*

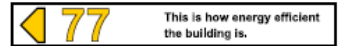
**Small businesses may benefit from rates relief. Rates information is for guidance purposes only.*

ENERGY PERFORMANCE CERT.

C 51-75

D 76-100

E 101-125



Certificate ref: 0930-0238-5819-8828-2006

TERMS

The property is available for a period to be agreed on full repairing terms from March 2021 at **£25,000 per annum**. VAT is applicable.



DESCRIPTION

The property comprises a two storey premises with brick elevations incorporating glazed shop front at ground floor level.

Currently, the property is set out to provide entrance reception at ground floor level with partitioned meeting rooms to the rear and mainly open plan office accommodation at first floor level with three partitioned offices, kitchen and WCs.

The property is fitted with suspended ceilings, inset lighting and storage heaters throughout.

5 dedicated parking spaces are located to the rear.

VIEWING

Strictly by appointment with the sole agent

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