

## LOUGHBOROUGH - UNIT 1 GORSE COVERT CENTRE, LE11 4RZ



**RETAIL UNIT TO LET, CLOSE TO MORRISONS SUPERMARKET**

## LOCATION

Loughborough is a popular market town, within Leicestershire.

The town has long benefitted from its well-recognised University, which boosts the town's population.

Morrisons is one of the main supermarkets in Loughborough and provides a range of in-store services for the surrounding suburbs. The unit occupies a prominent position in the link mall, along with other retailers including: **Betfred, The Post Office and Scriven's Opticians.**



## RATING

We understand that the premises have been assessed for business rates as follows:

**Rateable Value: £12,750**

Interested parties are advised to make their own enquiries with the local rating authority for information regarding any relief which may be available.

## EPC

An EPC will be made available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

## VAT

All figures quoted are net of VAT, but VAT will be payable in respect of this property.

## VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – **0113 450 7000**

Email: [adrian@rj-ltd.co.uk](mailto:adrian@rj-ltd.co.uk)

## SUBJECT TO CONTRACT

## TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of £17,500 per annum exclusive.

In addition to the rent, a service charge of approximately £1,750 per annum exclusive is payable.

## ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

**Ground Floor Sales** | 1,257 sq ft (117 sq m)

\*Subject to onsite verification.



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