

## LOUGHBOROUGH - UNIT I GORSE COVERT CENTRE, LEI I 4RZ





# RETAIL UNIT TO LET, CLOSE TO MORRISONS SUPERMARKET

## LOCATION

Loughborough is a popular market town, within Leicestershire.

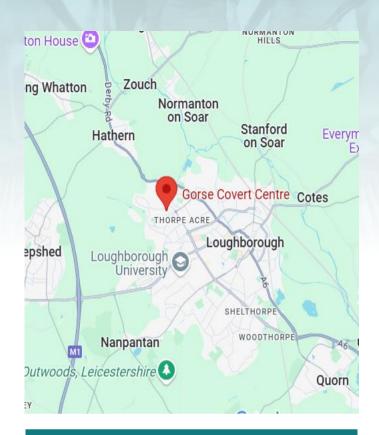
The town has long benefitted from its well-recognised University, which boosts the town's population.

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.** 

## **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
\*Subject to onsite verification.

1,257 sq ft (117 sq m)

## **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

### **SUBJECT TO CONTRACT**

