



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## RETAIL UNIT TO LET/FREEHOLD FOR SALE

### 13 DEVONSHIRE SQUARE, LOUGHBOROUGH, LE11 3DW

### Ground Floor Sales Area 347 sq m (3,740 sq ft)

#### Location

The subject premises occupy a prominent position fronting Devonshire Square adjacent to **Cashino Amusements**. Occupiers in the vicinity include **Home Bargain** and **RBS** as can be seen from the attached traders extract.

#### Description

The premises comprise a modern purpose built retail unit arranged over two floors occupying a mid terrace position with the benefit of rear loading.

Ground Floor Sales	347.50 sq m	3,740 sq ft
Ground Floor Sales	199.50 sq m	2,152 sq ft
First Floor Stores	114.80 sq m	1,236 sq ft

**These areas have been supplied by a third party and have not been verified by us.**

#### Lease

Available by way of a new sublease expiring 24<sup>th</sup> March 2024 without review excluding sections 24-28 of The Security of Tenure Provisions of the Landlord and Tenant Act 1954 part II. Longer lease term subject to negotiation.

#### Freehold

Freehold available with full vacant possession. Price upon application.

#### Commencing Rental

£40,000 per annum exclusive of Business Rates and VAT.

#### Rating Assessment

Rateable Value (2010)	£71,000
Rateable Value (2017)	£51,000
Rate in £ (2018/2019)	49.3p
Rates Payable	£28,582.47

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. This property is subject to transitional rates relief for the current year and each subsequent year until April 2022 following the rates revaluation.

#### EPC / Floor Plans

Available upon request.

#### Legal Costs

Each party are to be responsible for their own legal costs incurred within the proposed transaction.

#### Viewing

Strictly by appointment with the sole retained agent:-

**Barry Muggridge**

**Rowley Hughes Thompson LLP - Bristol**

Direct Tel: 0117 970 7534

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Date prepared: March 2019. All transactions are stated exclusive of VAT. Subject to Contract.