



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0117 970 7535 | www.rhretail.co.uk | 68 OAKFIELD ROAD CLIFTON BRISTOL BS8 2BG



RETAIL PREMISES

FREEHOLD FOR SALE WITH FULL VACANT POSSESSION

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

**GROUND FLOOR AREA
547 sq m (5,888 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 Stores	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.

Freehold

Freehold available with full vacant possession. Price upon application.

Money Laundering

Prospective purchasers are to provide two pieces of identification, including a passport/driving licence (photo ID) together with a recent utility bill.

Rating Assessment

Rateable Value (2010)	£71,000
Rateable Value (2017)	£51,000

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

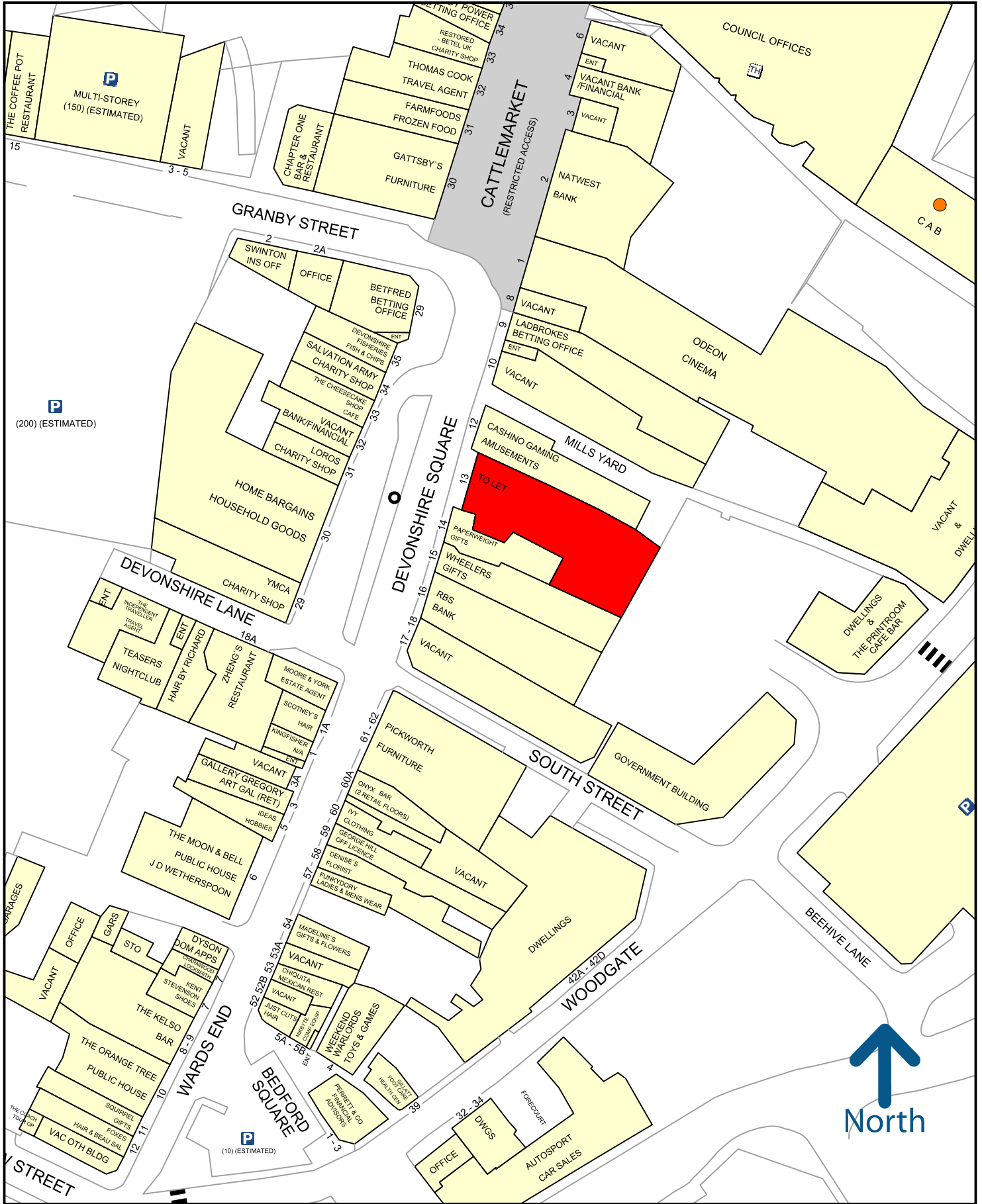
Rowley Hughes Thompson LLP - Bristol

Direct Tel: 0117 970 7534

Email: barrym@rhretail.co.uk

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

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.



Experian Goad Plan Created: 19/07/2016
Created By: RHT

