

Freckeltons

DRAFT DETAILS

**UNIT 1, 62 ASHBY ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 3AE**



RENT £7,000 PER ANNUM EXCLUSIVE

- *Retail shop in prominent position opposite Sainsburys Store**
- *Approx 185 sq ft (17.17 sq m) overall**
- *Gas central heating * Parking included**
- *Suitable for a variety of uses**

GENERAL REMARKS

This property is located on the Ashby Road, opposite Sainsburys' Store and within easy reach of the town centre. The unit will comprise the left hand side of the existing shop and will be approached via a shared entrance porch leading to the main retail shop with shop window.

The retail area will extend to approximately 185 sq ft (17.17 sq m). To the rear is a small kitchen and WC. The unit fronts directly onto Ashby Road in a sought after retail area between the university and town centre. The lease includes a car parking space to the rear in a private shared car park. The shop benefits from central heating and offers potential for a variety of alternative uses. It is understood that the existing planning use is A1.

THINKING OF LETTING?

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RING FRECKELTONS on 01509 214564**

Commercial

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE
Telephone:01509-214564. Fax:01509-236114. info@freckeltons.comwww.freckeltons.com

ACCOMMODATION

The Unit will be approached by a shared entrance porch leading to this property and the adjoining shop.

RETAIL SHOP: 26'4" deep (maximum) x 8' (maximum) (8.04m x 2.46m). Shop window to Ashby Road. Ceramic tiled floor. Radiator. Door to: -

KITCHEN: 4'8" x 4'3" (1.42m x 1.29m). Vanity basin in fitted worktop. UPVC double-glazed window. Ceramic tiled floor. Door to: -

WC: With low flush suite. Ceramic tiled floor.

OUTSIDE: The shop is built up to the pavement and is slightly set back. There is vehicle access to the side controlled by a barrier giving access to the shared parking area. There is one space included in the Lease.

LEASE: The property is available on a new Internal Repairing and Insuring Lease of negotiable length subject to three yearly upward only rent reviews. The Tenant will be responsible for the Landlord's legal fees for the preparation of the Lease.

RENTAL: £7,000 per annum exclusive for the first three years of any lease.

LOCAL AUTHORITY: Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire, LE11 2TX. Telephone: 01509 263151.

RATING ASSESSMENT: Not yet separately assessed.

SERVICES: The property is connected to the main electricity supply. Gas central heating is provided by the Landlord for the whole property. The tenants of Unit 1, 62 Ashby Road will pay a percentage, based on overall floor area, of the gas accounts for the whole building, which includes hot water. There are no separate water charges. The property insurance is apportioned by the Landlord who insures the whole building.

DIRECTIONAL NOTE: Leave the town centre on the A512 through Ashby Square, which leads into Ashby Road. The property is then on the left hand side opposite the Sainsburys Store.

VIEWING: Strictly by prior appointment through ourselves.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

PLEASE NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.

ENERGY PERFORMANCE CERTIFICATE: The Energy Performance Certificate given below relates to the whole of the shop premises at 62 Ashby Road, Loughborough, Leicestershire, LE11 3AE.

Energy Performance Certificate

Non-Domestic Building



62 Ashby Road
LOUGHBOROUGH
LE11 3AE

Certificate Reference Number:
0970-8957-0314-8010-4040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

77

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 76
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 108.75

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

70 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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**FOR FURTHER DETAILS
AND INFORMATION**

PLEASE TELEPHONE 01509 214564



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