

AVAILABLE



A1

# FIELD STREET LOUGHBOROUGH LE12 9AL

## £750 Per Month

### FEATURES

- PROMINENT CITY CENTRE LOCATION
- Plenty of Footfall
- Previously Used as an Office
- Main Shop Floor
- Office
- Storage Area
- W.C. on First Floor
- Close to Other Shops



 **SETHS**

# null Bedroom A1 located in Loughborough

Seths are proud to market this Commercial Premises under "Class E – "Commercial, Business and Service Uses" classification in the heart of Shepshed, Leicestershire. The premises is situated in a central location and benefits from heavy footfall.

The premises was previously operating as an Estate Agents and has a rough Square Footage of approximately 510sqft.

The Front Door opens into the main Shop Floor. Next to the Shop Floor is an Office and there is also a Storage Room, which provides access to the First Floor W.C. and entrance into the Rear Communal Yard.

The premises is conveniently located closed to Transport Links and Shops and Amenities within walking distance.

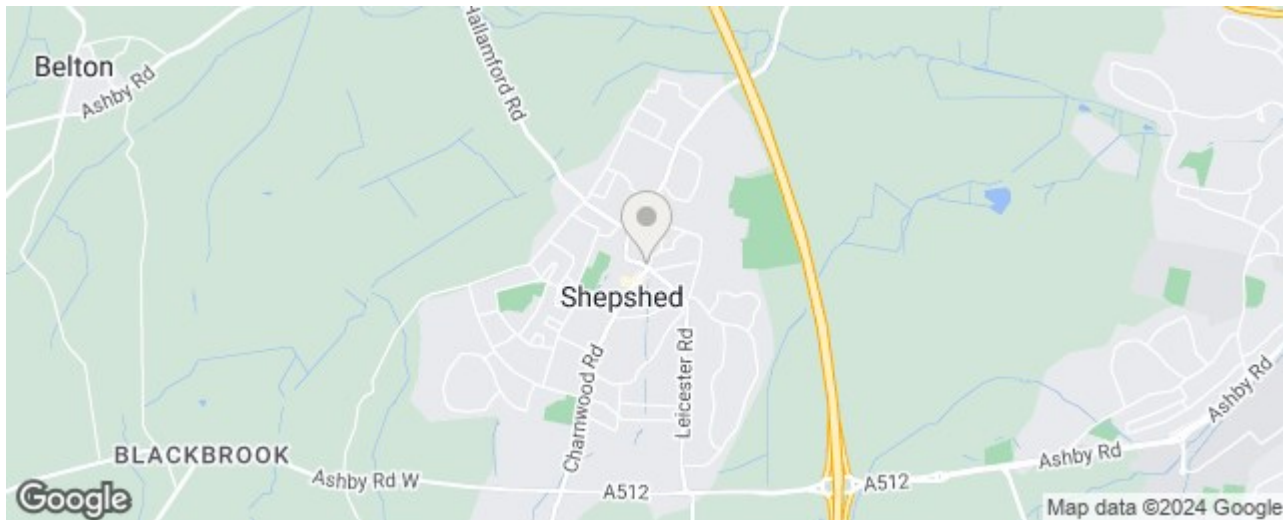
Water Rates, Electricity, Council Rates and Business Rates all to be paid by the incoming Tenant.

The property is currently listed as Shop & Premises and has a rateable value of £9,600. The uniform business rates for 24/25 are £0.499. Individual parties should satisfy themselves as to the likely rates payable from the date of occupation by contacting the Local Authority.

Annual Rent = £9,000 per annum.

Deposit = £2,250.

\*A Non-Refundable Agency Fee of £399.00 + V.A.T to pay for Company Checks/References.



Call us on

0116 266 9977

[let@seths.co.uk](mailto:let@seths.co.uk)

[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

 **SETHS**