

31B Market Place | Loughborough | Leicestershire | LE11 3EB

Prime Position Retail Unit To Let

Available immediately by way of an assignment

Total Sales

26.20m² (282ft²)

- Occupying a prominent trading position
- Newly renovated fit out
- Set in a popular market town
- Strong footfall during the day
- Use Class E
- National retailers nearby include **Boots, Caffe Nero, Costa, McDonalds, Subway, Greggs and Clarks**
- Available immediately by way of an assignment of the existing lease



TO LET



Location



Gallery



Contact



Location

The subject premises are located within the popular market town of Loughborough and fronts onto the prime trading location, adjacent to Subway and Max Spielmann.

The subject property is prominently positioned along Market Place – a heavily pedestrianised route within Loughborough Town Centre.

Loughborough also hosts its retail market which is held every Thursday and Saturday between 7am and 5pm. National operators on Market Place include **Primark, Clarks, Caffé Nero, Waterstones, Boots, Greggs and Subway.**



Floor Areas

We understand that the property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	26.20	282
Total	26.20	282

Not all the demised areas were accessible during our site inspection. Interested parties are advised to make their own enquiries. This information is given for guidance purposes only.





Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £.....

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

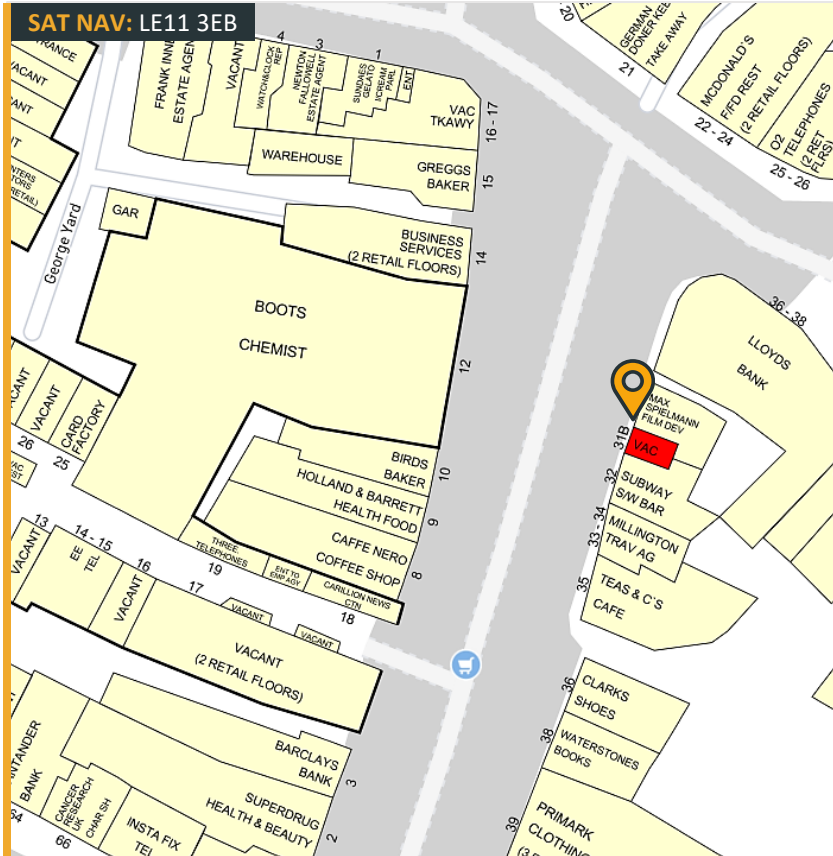
The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

A copy of the Energy Performance Certificate is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



Lease terms and rental

The property is available by way of an assignment of the existing lease which expires in May 2029. There is a tenant only break option in June 2027. The passing rent is **£16,000 per annum exclusive** for the 1st year and **£17,500 per annum exclusive** for the remainder of the lease.

A service charge will be payable for the upkeep and maintenance of the building.

VAT

VAT is charged in addition to the rent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Oliver Daniels
07896 035 805
oliver.daniels@fhp.co.uk

Doug Tweedie
07887 787 892
doug@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
First Floor
122-124 Colmore Row
Birmingham, B3 3BD
fhp.co.uk

13/05/2025