



RETAIL PROPERTY CONSULTANTS



## LOUGHBOROUGH UNIT 6 CARILLON COURT

### LOCATION

The premises are located within the Carillon Court Shopping Centre just off Market Street. Other retailers in the immediate vicinity include Game, H Samuel, New Look and WH Smith, with Unit 2 now let to Pandora.

### DESCRIPTION

The accommodation is arranged over the ground and first floors.

### ACCOMMODATION

Floor Area	Sq M	Sq Ft
Ground Floor	73.76	794
First Floor	47.28	514
Internal Width	4.61	15' 2"
Shop Depth	17.83	58' 5"

### RENT

£27,500 per annum exclusive

### LEASE

The premises are available by way of a new EFR & I lease for a term to be agreed.

### RATES

Rateable Value 2017                      £15,250

The 2017 RV may be subject to Transitional Relief. Interested parties are advised to make their own enquiries with the Local Authority, Charnwood Borough Council (01509 263151)

### SERVICE CHARGE

A service charge is payable in respect of maintenance and repair of the Centre of £6,839 for 2016/17

### EPC

Energy Asset performance rating of E (109). Certificate is available upon request.

### VIEWING

Viewing strictly by prior appointment with the joint agents

#### Martin Herbert

0345 900 3907 / 07584 505546  
martin.herbert@space-rpc.com

#### Ben Taylor

0345 900 3911 / 07870 682050  
ben.taylor@space-rpc.com

#### Stephen Henderson

0113 220 1206 / 07870 999618  
shenderson@savills.com

#### James Edmondson

0113 244 0104 / 07966 880093  
jedmondson@savills.com

August 2018

**SUBJECT TO CONTRACT**

For more information on further properties:

[www.space-rpc.com](http://www.space-rpc.com)

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 0845 6016011  
[goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com)

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