



# The Rushes

## Shopping Centre Loughborough

### UNIT 18 A1/A3 SHOP TO LET

(subject to planning)



#### LOCATION

The Rushes is situated in the heart of Loughborough, a prosperous university and market town in Leicestershire, East Midlands. Loughborough has a retail catchment of 179,000 people within a 20 minute drive.

The property is located in a prominent position fronting The Rushes at one of the main entrances to the shopping centre and also forms part of the main leisure circuit with other nearby occupiers including **Weatherspoon**, **The Basin** and **Unite** student accommodation.

#### ACCOMMODATION

Dimensions and net internal floor areas:

Internal Width	45 ft 3 ins	13.80 m
Build Depth	82 ft 4 ins	25.10 m
Ground Floor	3,442 sq ft	319.78m <sup>2</sup>
First Floor	3,313 sq ft	307.80m <sup>2</sup>

#### LEASE TERMS

Available on a new full repairing and insuring lease subject to five yearly upward only rent reviews.

#### RENT

£45,000 pax.

#### SERVICE CHARGE

Approximately £17,627.

#### BUSINESS RATES

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable value (GF)	£37,500
Rateable value (FF)	£13,500
UBR (2020/21)	0.499p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this, please contact the local authority on 01509634831.

#### ENERGY PERFORMANCE CERTIFICATE

The ground floor element of the premises has been rated within band C. The first floor element of the premises has been rated within band E. A copy of the certificates are available on request.

#### LEGAL COSTS

Each party to be responsible for their own costs.

#### POSTCODE

LE11 1BE

#### SUBJECT TO CONTRACT

AMENDED APRIL 2020

#### VIEWING

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