

Lot 27, 36 Market Place, Loughborough,

Leicestershire LE11 3EB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 27, 36 Market Place, Loughborough,

Leicestershire LE11 3EB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

Property Information

Freehold Retail Investment

- Let to C. & J. Clark International Limited T/A Clarks on a Renewed lease (subject to option)
- Rent Rebased from £74,500 pax
- Prime Pedestrianized Town Centre location
- Opposite the main entrance to Carillon Court Shopping Centre
- Neighbouring occupiers include Primark, Superdrug, Boots the Chemist, Caffè Nero, Costa Coffee, Odeon Cinema and Greggs

Lot

27

Auction

15th December 2022

Rent

£50,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

12 miles south of Nottingham, 10 miles north of Leicester, 40 miles north-east of Birmingham

Roads

A6, A60, A512, M1 (Junction 23)

Rail

Loughborough Railway Station

Air

Birmingham Airport

Situation

The property is situated in the heart of the town centre on the east side of the pedestrianised Market Place, close to its junction with Market Yard. The property benefits from being directly opposite the main entrance to Carillion Court Shopping Centre and being two shops from Primark. Other neighbouring occupiers include Superdrug, Boots the Chemist, Caffè Nero, Costa Coffee and Greggs.

Tenure

Freehold.

EPC

Band F

Description

The property comprises retail accommodation the ground and ancillary accommodation first floors. The property also benefits from loading to the rear.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 27, 36 Market Place, Loughborough,

Leicestershire LE11 3EB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	171.35 96.05	(1,844) (1,034)	C. & J. CLARK INTERNATIONAL LIMITED (CRN 00141015) (t/a Clarks) (1)	5 years from 29/09/2021 (2)	£50,000	29/9/2026
Total		276.40	(2878)			£50,000	

(1) For the year ending 29th January 2022 C&J Clark International limited (CRN 00141015) reported a turnover of £511,900,000, a pre tax profit of £12,700,000 and a Net Worth of £85,200,000 (Northrow Company Report)

(2) The Lease provides for tenant option to determine the lease on 29/09/2024 subject to serving 6 months notice

Lot 27, 36 Market Place, Loughborough, Leicestershire LE11 3EB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 27, 36 Market Place, Loughborough, Leicestershire LE11 3EB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 27, 36 Market Place, Loughborough,

Leicestershire LE11 3EB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 27, 36 Market Place, Loughborough,

Leicestershire LE11 3EB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 27, 36 Market Place, Loughborough,

Leicestershire LE11 3EB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 27, 36 Market Place, Loughborough,

Leicestershire LE11 3EB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 27, 36 Market Place, Loughborough,

Leicestershire LE11 3EB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Hamish Smart

+44 (0)20 7034 4864

+44 (0)7535 891 850

hamish.smart@acuitus.co.uk

Seller's Solicitors

Blackstone Solicitors

The Courtyard , 7 Francis Grove Wimbledon

London

London

SW19 4DW

Fraz Hussain

02080 719 520

f.hussain@blackstonesolicitors.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020