# 12 Baxter Gate, Loughborough Leicestershire LE11 1TN

**Retail and Office Investment** 

- Busy town centre location
- Nearby occupiers include Revolution Bar, William Hill, Totesport, McDonald's and Lloyds TSB
- Six Week Completion Available

Rent E9,324.70 per annum exclusive

lot 31

On behalf of Daily Mail General Investments plc

Miles: 12 miles north of Leicester 15 miles south of Nottingham ig miles south-east of Derby Roads: M1, A6, A6o, A612 Rail: Loughborough Rail Air: East Midlands Airport

Loughborough is a historic university and market town located The property is situated on the north side of the busy Baxter Gate, close to the junction with High Street and Market Place. Nearby occupiers include Revolution Bar, William Hill, Totesport, McDonald's, Lloyds TSB and Haart Estate Agents.

Herrury

The property comprises retail accommodation on the ground floor and self-contained office accommodation on the first floor. The offices are accessed from a separate entrance at the side of the property and benefit from central heating.

news SHO

Freehold.

VAT is not applicable to this lot. Six Week Completion Available

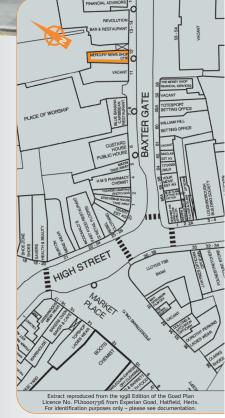
Tenancy	and accom	nmodation
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Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	94.12 sq m	(1,013 sq ft)	EASTCLIFFE NEWS SHOPS LIMITED (t/a Mercury News Shop)	10 years from 29/06/2007 until 2017 (1)	£6,750	29/06/2012
First	Offices	27.86 sq m	(300 sq ft)	NORTHCLIFFE LOCAL MEDIA (SOUTH-EAST) LIMITED	6 years from o6/2011 until 2017	£2,574.70	17/06/2016
Totals		121.98 sq m	(1,313 sq ft)			£9,324.70	

(1) The lease provides for a tenant option to determine the lease on the 5th anniversary of the term.

John Mehtab Tel: +44 (o)20 7034 4855 Fax: +44 (o)20 7034 4869. Email: john.mehtab@acuitus.co.uk Martin Szamfeber Tel: +44 (o)20 7034 4858 Fax: +44 (o)20 7034 4869. Email: martin.szamfeber@acuitus.co.uk

Solicitors: **Foot Anstey LLP** Salt Quay House, 4 North East Quay, Sutton Harbour, Plymouth PL4 oBN. Tel: +44 (0)752 675/80 Fax: +44 (0)752 675500. Email: tracyan.tweedie@footanstey.com Ref: Tracyann Tweedie.



The Special Conditions of Sale and a legal package are available from the Vendor's Solicitors or available on-line at www.acuitus.co.uk