

12 Baxter Gate, Loughborough Leicestershire LE11 1TN

lot 31

Retail and Office Investment

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

Rent
£9,324.70
per annum
exclusive



On behalf of Daily Mail
General Investments plc

Location

Miles: 12 miles north of Leicester
15 miles south of Nottingham
19 miles south-east of Derby

Roads: M1, A6, A60, A612

Rail: Loughborough Rail

Air: East Midlands Airport

Situation

Loughborough is a historic university and market town located 12 miles north of Leicester and 15 miles south of Nottingham. 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.

Description

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.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

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 (i)	£6,750	29/06/2012
First	Offices	27.86 sq m (300 sq ft)	NORTHCLIFFE LOCAL MEDIA (SOUTH-EAST) LIMITED	6 years from 06/2011 until 2017	£2,574.70	17/06/2016
Totals		121.98 sq m (1,313 sq ft)			£9,324.70	

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

For further details please contact:

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