

33 Cattle Market Loughborough, Leicestershire LE11 3DL

lot 68

Freehold Retail Investment

- Let on a 10 year lease until 2025 (subject to option)
- Tenant occupying following lease renewal
- Pedestrianised town centre location
- Popular University Town
- Nearby occupiers include Boots the Chemist, Superdrug, Primark and Holland & Barrett
- VAT free investment

Rent
£47,500
per annum
exclusive



On behalf of
Receivers **CBRE**

Location

Miles: 40 miles north-east of Birmingham, 12 miles north of Leicester, 15 miles south of Nottingham
Roads: A6, M1 (Junction 23)
Rail: Loughborough Railway Station
Air: East Midlands Airport, Birmingham Airport, Nottingham Airport

Situation

The property is situated in a prominent position on the west side of pedestrianised Cattlemarket in Loughborough Town Centre, close to Market Street and some 80 metres south of the Carillon Court Shopping Centre. Nearby occupiers include Boots the Chemist, Superdrug, Primark and Holland & Barrett.

Description

The property comprises ground floor retail unit with ancillary accommodation on the first floor. The property further benefits from a detached workshop to the rear of the property and a service yard accessed from Granby Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	236.10 sq m (2,541 sq ft)	BETEL OF BRITAIN (1) (t/a Restored)	10 years from 25/03/2015 on a full repairing and insuring lease (2)	£47,500	25/09/2020 (24/03/2025)
First	Ancillary	84.7 sq m (912 sq ft)				
Totals		320.80 sq m (3,453 sq ft)			£47,500	

- (1) Betel of Britain is a registered charity and is a ministry of WEC International, who currently have over 1800 workers in over 80 countries (Source: www.betel.org.uk). Betel operate from some 15 stores around the country.
- (2) The lease provides for a tenant option to determine the lease on 25/03/2020, subject to 6 months' prior written notice.

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