

LOUGHBOROUGH

PRIME TOWN CENTRE LOCATION

1-8 Market Street &
34-36 Cattlemarket,
Loughborough,
LE11 3EP

Total
Development
35,321 SQ.FT
(3,281 SQ.M)



- Popular neighbourhood shopping centre
- Free onsite car parking

Tenants include:



Poundland

Vodafone BrightHouse



1-8 Market Street & 34-36 Cattlemarket

The Subject Property comprises 10 retail units arranged over ground, first and second floors as well as a multi-storey car park accessed via Granby Street. The property prominently fronts onto Market Place, Market Street and Cattlemarket which links into the prime retailing pitch on Market Place. The multistorey car park to the rear arranged over three levels provides approximately 85 car parking spaces. The premises occupy a prime trading location on Cattle Market adjacent to Paddy Power Bookies

Busy shopping centre with 10 retail units



85 Space public car park



Visible from busy Market Place

DESCRIPTION

- Prominent trading position
- Visible from market place
- Immediately available on new lease terms
- Nearby occupiers include Primark, Costa Coffee, Poundland, Peacocks, Vodafone, and Greggs

POSSIBLE USES

- E class use. Subject to planning.

Affluent catchment area

Close to University Campus



Sorry, but there are no properties currently available. For details of any available "off-market" opportunities, please contact the Asset Manager.

LOCATION - LE11 3EP

Loughborough is a popular and vibrant Leicestershire market town with a rich industrial and cultural heritage and home to the internationally renowned University Campus. The town is located approximately 12 miles (19km) north of Leicester, 18 miles (29km) south of Nottingham.

PARKING

The properties benefit from a 85 space public car park controlled by Euro Car Parks.

Also in close proximity is Carillon Court which has a further 340 spaces. multi-storey car park arranged over 3 levels and Granby Street car park has 140 spaces.

85 Space
Public
Car Park



*Potential occupiers to make own enquiries to clarify accuracy of data

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennett Estate, Kingwinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.



SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

Strictly via prior appointment with the appointed agents:



Oliver Marshall
0115 841 1142 / 07887 78785
oliver@fhp.co.uk

Darran Severn
01332 224 854
darran@fhp.co.uk



Rory Gittins
07721 127212
rory@primeretailproperty.com

Owned and Managed by



Guy Robinson
07552 725304
gtr@evolveestates.com