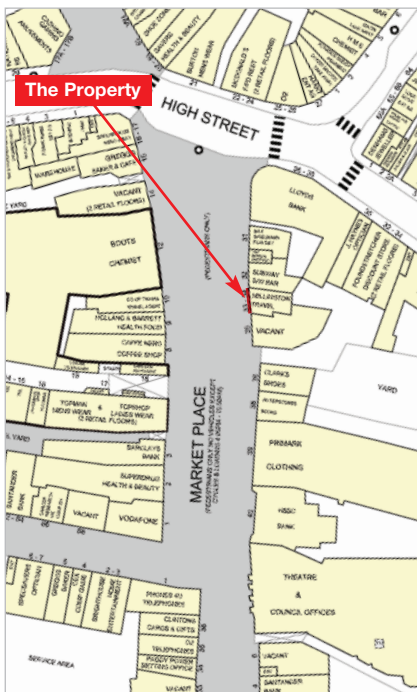


Loughborough
33/34 Market Place
Leicestershire
LE11 3EB

- Freehold Shop Investment
- Pedestrianised town centre location
- Let on a lease expiring 2024 (1)
- Rent Review 2019
- Current Rent Reserved
£35,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Loughborough has a population of some 59,000 and is located approximately midway between Nottingham (15 miles) and Leicester (11 miles) in the heart of the East Midlands. The town is served by the A6, A60 and A512 roads and is within 3 miles of the M1 motorway (Junction 23).
The property is well located on the east side of pedestrianised Market Place, one of the town's principal shopping thoroughfares. An entrance to the Carillion Court Shopping Centre is diagonally opposite and occupiers close by include Lloyds Bank, Caffè Nero, Waterstones, Primark, Greggs, Boots and Topshop amongst others.

Description
The property is arranged on ground and two upper floors, The ground floor provides sales, the first floor ancillary office, store, staff kitchen and male and female WC's. The second floor provides an office, kitchen and store room but is not presently used.

The property provides the following accommodation and dimensions:

Gross Frontage	7.9 m	(25' 10")
Net Frontage	7.0 m	(22' 10")
Shop Depth (max)	12.9 m	(42' 4")
Built Depth	13.2 m	(43' 4")
Ground Floor	58.6 sq m	(631 sq ft)
First Floor	44.5 sq m	(479 sq ft)
Second Floor	38.9 sq m	(419 sq ft)
Total	142.0 sq m	(1,529 sq ft)

Tenancy
The entire property is at present let to THE INDEPENDENT TRAVEL COMPANY LIMITED, trading as Millington Travel, for a term of 10 years from 30th October 2014 at a current rent of £35,000 per annum. The lease provides for a rent review and tenant's option to break at the fifth (1) year of the term and contains full repairing and insuring covenants subject to a schedule of condition. If the tenant breaks the lease in 2019 then they are obliged to pay the sum of £8,375 plus VAT. The lease provides for a rent free period expiring 30th April 2015 and also for the 3 month period commencing 1st November 2015 and expiring 31st January 2016. The Vendor will top-up the rent free periods by way of a reduction in the purchase price.

Tenant Information
Millington Travel operate from 6 branches.
Website Address: www.millingtontravel.com

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
EPC Rating 85 Band D (Copy available on website).