



6 WEEK COMPLETION

SITUATION

Occupying an excellent trading position in the pedestrianised section of the town centre shopping, adjacent to **Thomas Cook** and **Store 21**, opposite the **Town Hall** and **HSBC** and amongst such other multiple traders as **Primark**, **Waterstones**, **Barclays**, **O2**, **Costa**, **TopMan**, **Clarks**, **Phones 4U** and many others.

Loughborough is a busy town lying some 12 miles north of Leicester and 21 miles southeast of Derby with excellent road access via the A6 which links to the M1.

PROPERTY

A terraced property of brick construction comprising a **Large Ground Floor Shop** with separate internal access to **Storage/Ancillary Accomodation** above.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'5"
Internal Width	22'9"
Shop and Built Depth	78'5"
Area	Approx 2,010 sq ft

First Floor Ancillary

Area	Approx 1,730 sq ft
WC	

Total Area **Approx 3,740 sq ft**

£53,800 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Farmfoods Ltd (having approx. 300 branches) (T/O for Y/E 31/12/11 £578m, Pre-Tax Profits £24.5m and Net Worth £60.9m)** for a term of 5 years from 15th December 2012 at a current rent of **£53,800 per annum** exclusive.

Note: The tenant has been in occupation over 25 years and the rent under the previous lease was £67,250 per annum.



View from the Property



View Along Cattlemarket



VENDOR'S SOLICITORS
Comptons - Tel: 020 7482 9500
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts