



SITUATION

Occupying an excellent trading position in the pedestrianised section of the town centre, diagonally opposite **Peacocks** and amongst such other multiple traders as **Oxfam, Iceland, Santander, TUI, Poundland, Greggs, Costa Coffee** and **Cancer Research**.

In addition, the property is close to the junction with Market Place which hosts other traders including **Boots, Primark** and **Superdrug** as well as a Street Market.

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

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal front entrance to a **Self-Contained Flat** on the first and second floors.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from 25th December 2017 at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
No. 49 (Ground Floor Shop)	Gross Frontage Internal Width Shop & Built Depth WC	16'9" 15'7" 50'11"	Cardzone Limited (See Tenant Profile)	5 years from 23rd July 2015 (excl. s24-28 of L & T Act 1954)	£17,500	FRI (subject to a schedule of condition).
No. 51a (First & Second Floor Flat)	Not Inspected	Individual	125 years from 25th March 2009	£100	FRI Rent rises by £25 every 25 years.	
				Total: £17,600		

TENANT PROFILE

Cardzone Limited trade under multiple names such as Cardzone, Hallmark, Paper Kisses, Card Centre and Home Fragrances, with over a third of their stores holding a franchise with Thorntons – visit: www.cardzoneltd.com. For Y/E 01/07/2017 Cardzone Limited reported a T/O of £25.19m, Pre-Tax Profit of £3.03m and Shareholders' Funds of £4.01m.

***Reserve below £145,000**

Gross Yield 12.1%
6 week completion

View from Market Place



Photograph taken January 2018



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Vendor's Solicitors

ISC Lawyers

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£17,600 per annum

The Surveyors dealing with this property are
John Barnett and Steven Grossman

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page