



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 on 80% of 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. 50 (Ground Floor Shop)	Gross Frontage 16'4" Internal Width 14'6" Shop & Built Depth 51'4" WC	H. M. Mohammadzadeh (Barbers)	10 years from 3rd December 2019	£10,000	FRI Rent Review 2024 There is a £2,500 + VAT Rent Deposit held.
No. 51 (First & Second Floor Flat)	Not Inspected	Individual	125 years from 25th March 2009	£100	FRI Rent rises by £25 every 25 years.
				Total: £10,100	

£10,100 per annum

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

Vendor's Solicitors

ISC Lawyers
Tel: 020 7833 8453 Ref: Michael Conlon
Email: michaelconlon@isclawyers.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



