



SITUATION

Occupying an excellent trading position in the pedestrianised section of the town centre, opposite **Peacocks**, adjacent to **Oxfam** and amongst such other multiple traders as **Santander, Tui, Poundland, Greggs, Costa Coffe** and **Cancer Research**.

In addition, the property is close 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 internal and separate front access via a rear communal balcony to a **Self-Contained Upper Part (previously a flat) currently used as Treatment Rooms/Ancillary Areas** on the first and second floors.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from completion at a peppercorn.

£22,000 p.a. (see Note 1)

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

ACCOMMODATION

No. 54 - Ground Floor Shop

Gross Frontage	16'8"
Internal Width	14'3"
widening to	15'3"
Shop & Built Depth	52'9"
Including 2 Treatment Rooms & WC	

No. 52a - First & Second Floor (Previously a Flat)

First Floor:

3 Treatment Rooms Wash Room, WC & external Store	Area Approx. 240 sq ft
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Second Floor:

3 Treatment Rooms, Staff Room & Shower Room	Area Approx. 360 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **S. Murphy as a Beauty Salon** for a term of 20 years from 29th September 2004 at a current rent of **£22,000 per annum exclusive (see Note 1)**.

Rent Review August 2022

Note 1: The tenant currently pays £17,600 p.a. by way of a personal concession which expires on 23rd June 2019 and is not binding on the Purchaser of the Freehold.

Note 2: £5,125 Rent Deposit held.

Note 3: We understand that the property has been used as a Beauty Salon for over 48 years.



View from Market Place



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VENDOR'S SOLICITORS
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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 £750 (including VAT) upon exchange of contracts