



## SITUATION

Occupying an excellent trading position in the pedestrianised section of the town centre, opposite **Peacocks** and amongst such other multiple traders as **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 internal and separate rear access via a front communal passageway to **Ancillary Office/Store** 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.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	16'3"
Internal Width	14'1"
widening at rear to	16'1"
Shop Depth	43'3"
Built Depth	46'1"

### First Floor

Offices/Store Area	Approx. 315 sq ft
WC	

### Second Floor

Offices/Store Area	Approx. 425 sq ft
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## TENANCY

The property is let on a full repairing and insuring lease to **Oxfam** (having approx. 650 branches) (T/O for Y/E 31/03/17 £408.6m, Pre-Tax Profit £6m and Shareholders' Funds £76.5m) for a term of 5 years from 26th March 2011 (Holding over – in occupation since 1986) at a current rent of **£16,540 per annum** exclusive (see Note).

**Note: The current rent paid is a personal concession from £18,300 p. a.**



View from Market Place



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**Vendor's Solicitors**

ISC Lawyers

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**£16,540 p.a. (see Note)**

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