

LOUGHBOROUGH

PRIME TOWN CENTRE LOCATION

1-8 Market Street &
34-36 Cattlemarket,
Loughborough,
LE11 3EP

Total
Development
35,321 SQ.FT
(3,281 SQ.M)

- Popular neighbourhood shopping centre
- Free onsite car parking

Tenants include:

 **GREGGS**

PADDYPOWER.



£ poundstretcher

 **vodafone**

Specsavers
Opticians



1-8 Market Street & 34-36 Cattlemarket

The Subject Property comprises 10 retail units arranged over ground, first and second floors as well as a multi-storey car park accessed via Granby Street. The property prominently fronts onto Market Place, Market Street and Cattlemarket which links into the prime retailing pitch on Market Place. The multistorey car park to the rear arranged over three levels provides approximately 85 car parking spaces. The premises occupy a prime trading location on Cattle Market adjacent to Paddy Power Bookies

Busy
shopping
centre with
10 retail
units



85 Space
public
car park



Visible
from busy
Market
Place

DESCRIPTION

- Prominent trading position
- Visible from market place
- Immediately available on new lease terms
- Nearby occupiers include Primark, Costa Coffee, Poundland, Peacocks, Vodafone, and Greggs

POSSIBLE USES

- E class use. Subject to planning.

Affluent catchment area

Close to University Campus



Sorry, but there are no properties currently available. For details of any available "off-market" opportunities, please contact the Asset Manager.

LOCATION - LE11 3EP

Loughborough is a popular and vibrant Leicestershire market town with a rich industrial and cultural heritage and home to the internationally renowned University Campus. The town is located approximately 12 miles (19km) north of Leicester, 18 miles (29km) south of Nottingham.

PARKING

The properties benefit from a 85 space public car park controlled by Euro Car Parks.

Also in close proximity is Carillon Court which has a further 340 spaces. multi-storey car park arranged over 3 levels and Granby Street car park has 140 spaces.

85 Space
Public
Car Park



*Potential occupiers to make own enquiries to clarify accuracy of data

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SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

Strictly via prior appointment with the appointed agents:



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