

UNIT 17

THE RUSHES | LOUGHBOROUGH | LE11 5BE

Location

The Rushes is situated in the heart of the thriving university and market town of Loughborough, with a retail catchment of c.180,000 people within a 20-minute drive time.

The Rushes is an open-air shopping centre offering 223,000 sq. ft of retail space. Anchored by Tesco, Sports Direct, JD Sports, Marks & Spencer and Next, the scheme is located in a notable position benefiting from both covered and surface car parking.

Accommodation

The premises are arranged over ground and first floors providing the following approximate floor areas:

Ground Floor	3,341 sq. ft	310.30 sq. m
First Floor	2,616 sq. ft	243 sq. m
Total	5,957 sq. ft	553.30 sq. m

Term

The property is to be made available by way of a new effectively Full Repairing and Insuring Lease upon terms to be agreed.

Rent

Upon Application.

Service Charge

The current on account service charge for the 2025/26 period is £22,118 per annum.

Rates

Rates Payable (25/26): £26,754

Interested parties are advised to make their own enquires with the local authority.



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EPC

Certificate available upon request.

Legal

Each party is responsible for its own legal costs incurred in this transaction.

SUBJECT TO CONTRACT

Viewing

For further information, please contact sole agents:

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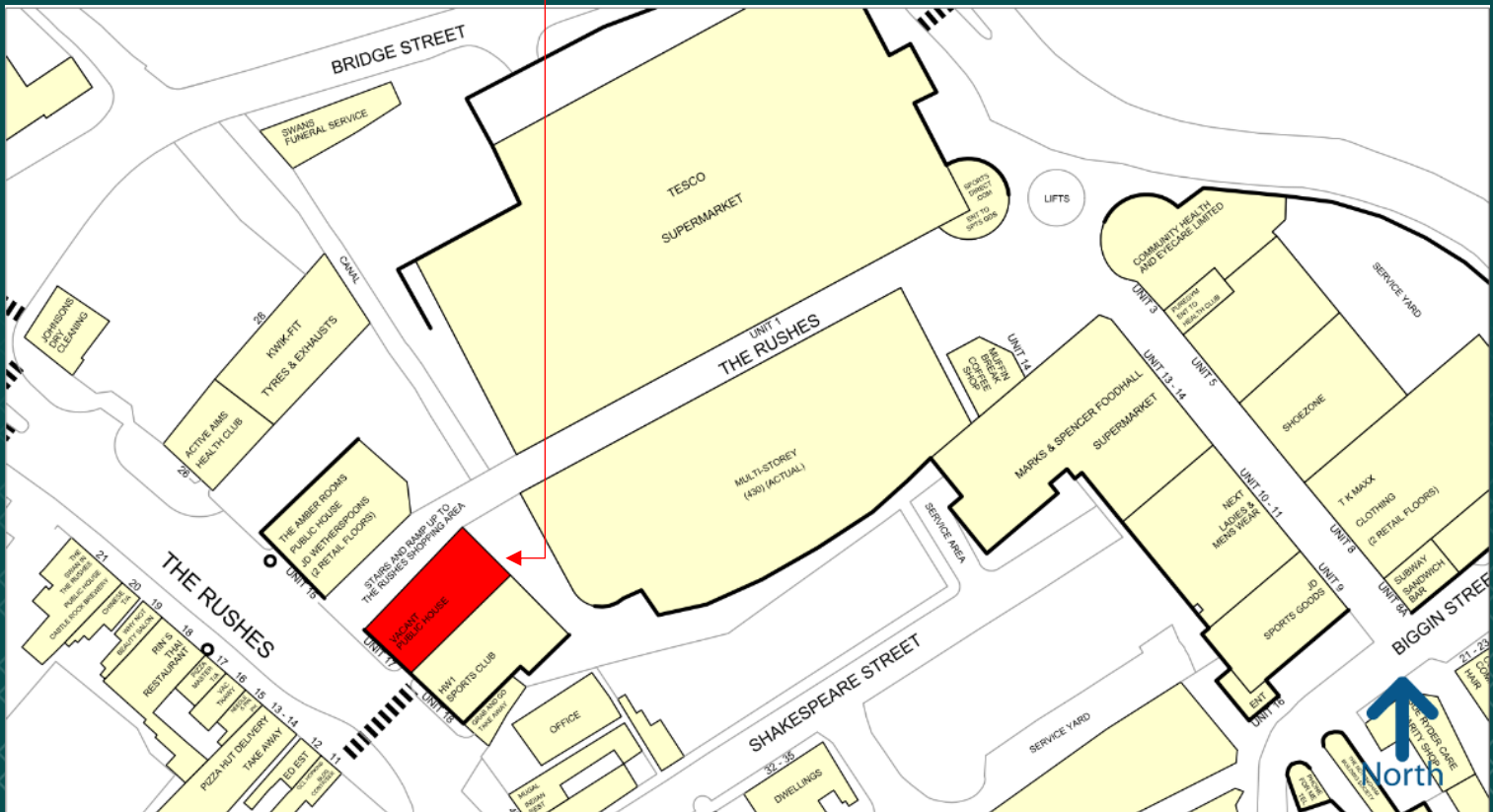
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