

UNIT 5

THE RUSHES | LOUGHBOROUGH | LE11 1QU

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. Primark have recently relocated within the town centre and now trade adjacent to the scheme.

Accommodation

The premises are arranged over ground floor only providing the following approximate floor areas:

Ground Floor	4,208 sq. ft	390.9 sq. m
Total	4,208 sq. ft	390.9 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 service charge for the 25/26 period is £12,848.81 per annum.

Rates

Rates Payable (25/26): £20,708.50

Interested parties are advised to make their own enquiries 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 & VACANT POSSESSION

Viewing

For further information, please contact sole agents:

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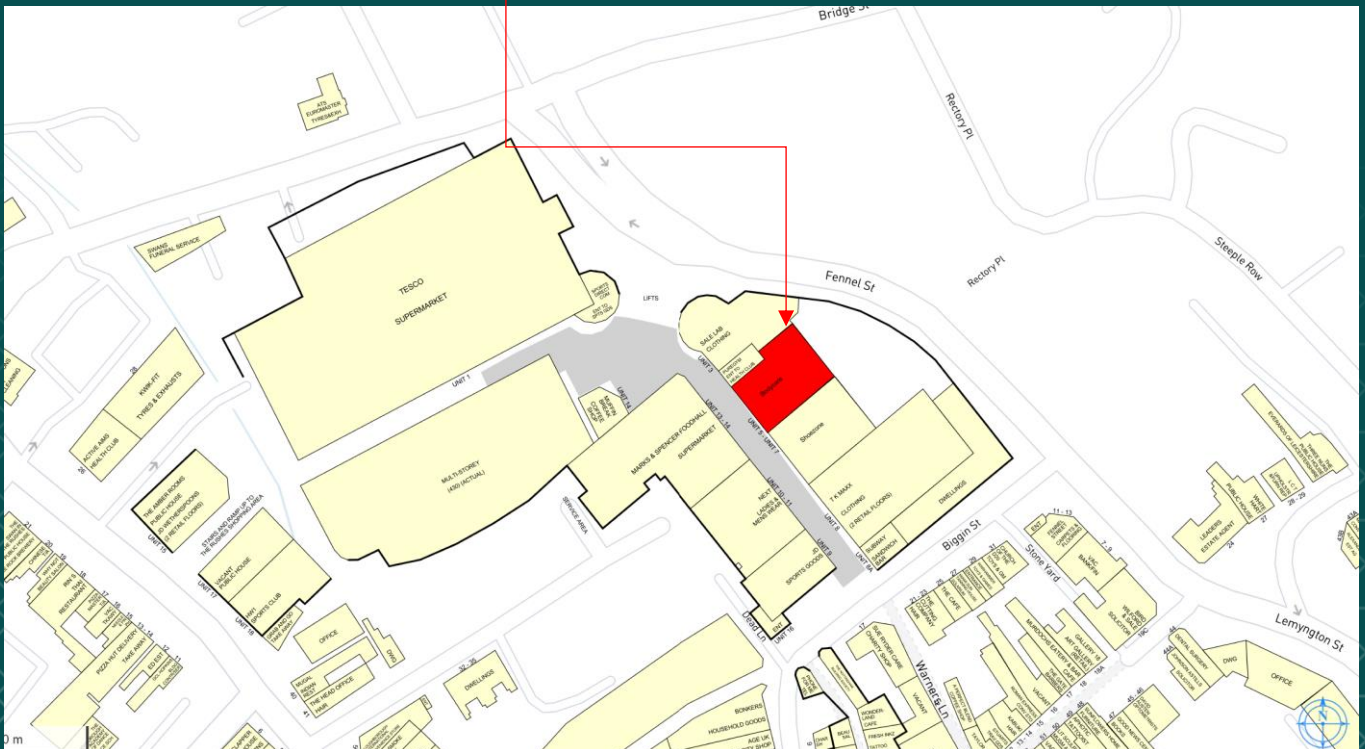
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