



# FREEHOLD INVESTMENT FOR SALE

## 9-11 Cattle Market, Loughborough LE11 3DL

Freehold x2 shop and upper parts with vacant rear building, garage and car park. Currently producing an income of £62,200 pax.

Offers in the region of £675,000.

All enquiries to

0203 576 3331

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate

# 9-11 Cattle Market, Loughborough LE11 3DL

Freehold x2 shop and upper parts with vacant rear building, garage and car park.



## Location

The property is located on Cattle Market, Loughborough, in Leicestershire. Cattle Market is a pedestrianised street in the heart of the town, with a wide variety of retailers located on it including: Cake Box, Morrisons, Natwest, Vodafone, Fireaway Pizza, Odeon and PDSA.

The street benefits from a weekly market every Thursday and Saturday and has famously held a cinema on the street since 1914.

Cattle Market is approximately 0.7 miles away from Loughborough University, one of the UK's leading universities, and approximately 0.8 miles from Loughborough Rail Station.

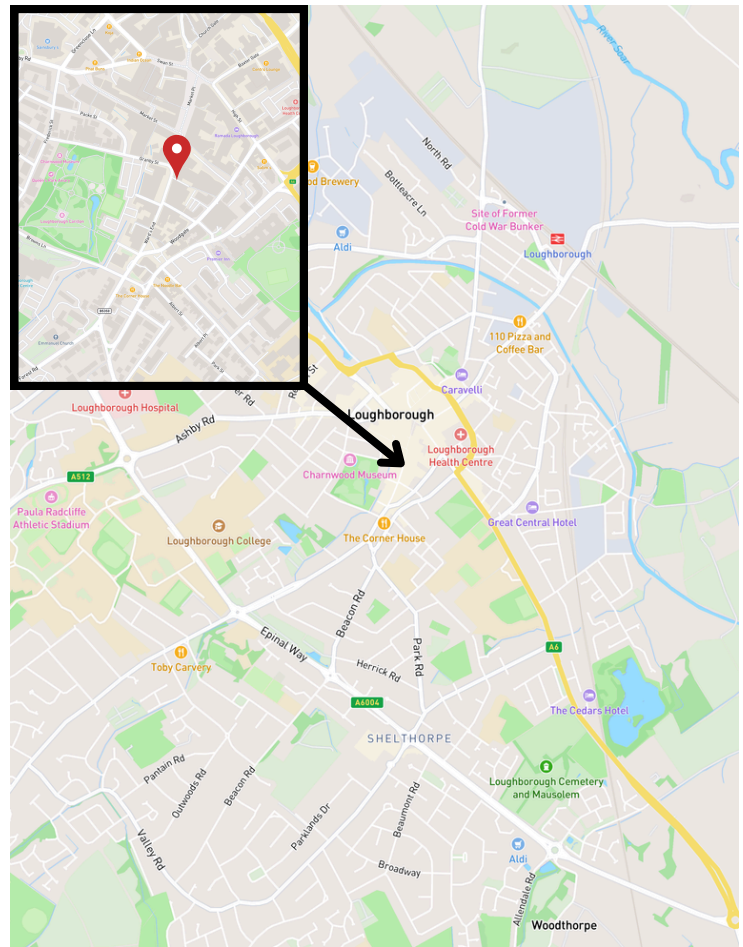
## Description

The buildings comprise two ground floor shops and separate upper floors fronting onto Cattle Market. To the rear of the property, adjacent to the car park, there is a vacant two storey building together with a garage at first floor level.

## Active Asset Management

The vendor has served notice on Ladbrokes to instigate the 2025 rent review. More information is available on request.

There are various opportunities available to any purchaser including increasing the rent, redeveloping the rear vacant building and car park area, or potentially increasing massing, subject to obtaining the necessary consents.



# 9-11 Cattle Market, Loughborough LE11 3DL

Freehold x2 shop and upper parts with vacant rear building, garage and car park.



## Tenure

Freehold.

## Legal costs

Each party to cover their own legal costs.

## Price

Offers in the region of £675,000 for the freehold interest, which represents a Net Initial Yield of 8.76% after accounting for standard purchaser's costs.

## Capital allowances

Capital allowances may be available for a purchaser. For more information, please contact us.

## Data room

For access to the data room, please contact us.

## VAT

The premises are not elected for VAT.

## EPC's

9 Cattle Market - B-26  
Rear buildings of 9-11 Cattle Market - D-94  
10/10A Cattle Market - C-58  
11 Cattle Market - B-46

## Tenancy schedule

NB: 10/10a is currently holding over but has agreed to a new 5 year lease at the passing rent.

Address	Use	Size	Tenant	Lease start	Lease end	Review	Breaks	Rent
9 Cattle Market	Class E	Ground floor - 1,295 sq ft (120.3 sq m) First floor - 568 sq ft (52.8 sq m) ITZA - 780 sq ft (72.4 sq m)	Ladbrokes Betting and Gaming Limited	29/09/2020	28/09/2030	29/09/2025	28/05/2025	£22,700
10/10A Cattle Market	Class E	First floor - 1,772 sq ft (164.4 sq m)	Individual	08/06/2018	07/06/2023	N/A	N/A	£12,500
11 Cattle Market	Class E	Ground floor - 1,752 sq ft (162.7 sq m) ITZA - 870 sq ft (80.8 sq m)	Funeral Services Ltd	18/12/2017	17/12/2027	18/12/2022	18/12/2022	£27,000
9-11 Cattle Market - Rear	Class E	Ground floor - 928 sq ft (86.2 sq m) First floor - 814 sq ft (75.6 sq m) Total - 1,742 sq ft (161.8 sq m)  Garage (first floor) - 260 sq ft (24.1 sq m)	Vacant	N/A	N/A	N/A	N/A	£0
<b>Total</b>								<b>£62,200</b>

## Contact Owners Sole Agents

Assembly CRE  
0203 576 3331  
www.assemblycre.co.uk

Jamie Mackenzie  
07533 348 479  
jamie@assemblycre.co.uk

Kevin Neun  
07717 874 710  
kevin@assemblycre.co.uk



These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.