



To Let

Retail Unit

16 Biggin Street + Loughborough + LE11 1UA



501 Sq Ft
(46.6 Sq M)

£11,000 per annum



Open plan sales area



LED Lighting



Kitchen facilities



Close proximity to The Rushes



Small business rates relief



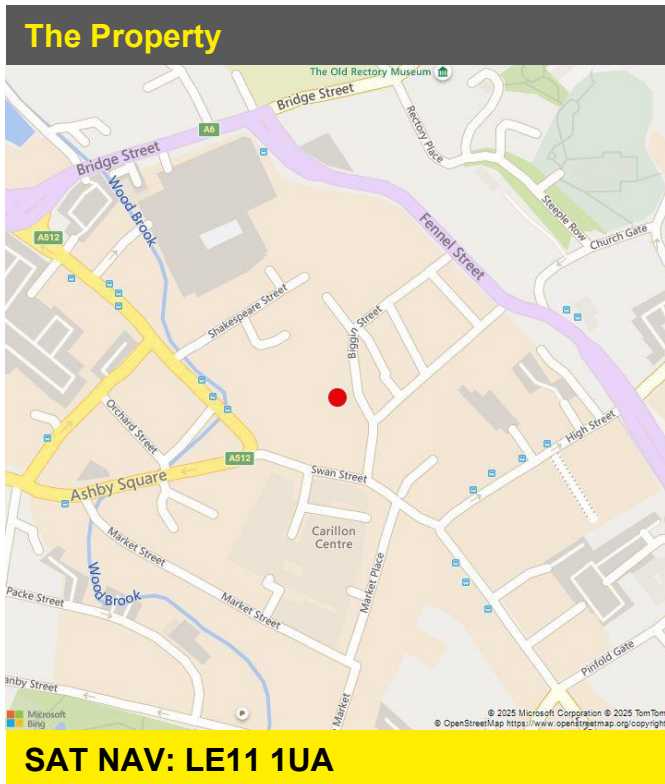
Available immediately



Location

The property occupies a mid-terrace position on Biggin Street, close to The Rushes Shopping Centre. Loughborough is a well-known University town situated between Leicester to the South and Nottingham to the North. It has a population of around 64,000 people.

Nearby occupiers include a mix of retail and cafe operators such as JD sports, Marks and Spencer, Subway and Sue Ryder.



Description

A ground floor retail unit of rectangular proportions, which comprises an open plan sales area with a W/C and kitchen located to the rear of the unit. Currently fitted out as a hair salon with LED lighting and laminate flooring.

Viewing

Strictly by appointment with the sole agent

Harry Brown
hsb@andash.co.uk
07803 405 708

Jack Bell
jab@andash.co.uk
07802 447 276

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Sales Area	442	41.1
Kitchen	59	5.5
TOTAL	501	46.6

Rating Assessment

Rateable Value (2023): £8,100
U.B.R (2025/2026): £0.499
Est. Rates Payable (2025/2026): £4,042*

*Small business may benefit from rates exemption.

Rating information is for guidance purposes only and should not be relied upon.

Energy Performance Certificate



Terms

This unit is available by way of a new lease for a term of years to be agreed, at a rent of **£11,000 Per Annum**.

VAT

VAT is not applicable, the landlord reserves their position.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

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