

**Lot 3, 58 Church Gate, Loughborough,
Leicestershire LE11 1UE**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 3, 58 Church Gate, Loughborough, Leicestershire LE11 1UE

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

Property Information

Freehold Retail Investment

- Comprising Ground Floor Retail with Ancillary First Floor
- Let on a New Lease until 2032 (subject to option)
- Trading as Cash Converters Since 2007
- Approximately 2,330 sq ft
- Prominent Trading Location in Pedestrianised Town Centre
- Nearby Occupiers Include McDonalds, Timpson's, Nationwide, Halifax, British Heart Foundation and Shoe Zone.

Lot

3

Auction

15th December 2022

Rent

£29,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

12 miles north of Leicester, 5 miles south of Nottingham, 40 miles north-east of Birmingham

Roads

A6, M1 (Junction 23)

Rail

Loughborough Railway Station (London St Pancras in 1hr 15mins)

Air

East Midlands Airport, Birmingham Airport

Situation

The property is well located in the heart of Loughborough town centre, on the south side of the pedestrianised Church Gate. Prominently positioned at the corner of Church Gate and Biggin Street the property benefits from nearby occupiers such as McDonalds, Timpsons, Nationwide, Halifax, British Heart Foundation and Shoe Zone.

Tenure

Freehold.

Description

The property comprises a ground floor retail unit with return frontage together with ancillary accommodation on the first floor. Cash converters have traded from the property since at least 2007.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 3, 58 Church Gate, Loughborough,

Leicestershire LE11 1UE

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review/(Reveraion)
Ground First	Retail Ancillary	139.90 76.70	(1,505) (825)	MALACHITE ASSOCIATES LIMITED t/a Cash Converters (1)	10 years from 09/11/2022 (2)	£29,000	09/11/2027 (08/11/2032)
Total Approximate Floor Area		216.60	(2,330)			£29,000	

(1) Malachite Associates Limited (CRN 08704096) was incorporated in 2013. The group have 15-20 branches trading as Cash Converters under franchise agreements. The property has traded as Cash Converters since at least 2007. Cash Converters business is represented in 21 countries worldwide and has a network of over 700 stores (British Franchise Association).

(2) The lease provides for a Tenant option to determine the lease on 09/11/2027

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

**Lot 3, 58 Church Gate, Loughborough,
Leicestershire LE11 1UE**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



**Lot 3, 58 Church Gate, Loughborough,
Leicestershire LE11 1UE**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



**Lot 3, 58 Church Gate, Loughborough,
Leicestershire LE11 1UE**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 3, 58 Church Gate, Loughborough, Leicestershire LE11 1UE

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 3, 58 Church Gate, Loughborough, Leicestershire LE11 1UE

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Ansons Solicitors Limited

St Mary's Chambers, 5-7 Breadmarket Street

Lichfield

Staffordshire

WS13 6LQ

Neil Faunch

01543 267 191

nfaunch@ansonssolicitors.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020