LOUGHBOROUGH

GROUND FLOOR
ASHA HOUSE

TO LET

Ground Floor
Offices / Retail Unit
669.08 M² (7,202 ft²) (GIA)

£37,500
PER ANNUM EXCLUSIVE

Ground floor,
Asha House,
63 Woodgate,
Loughborough,
LE11 2TZ

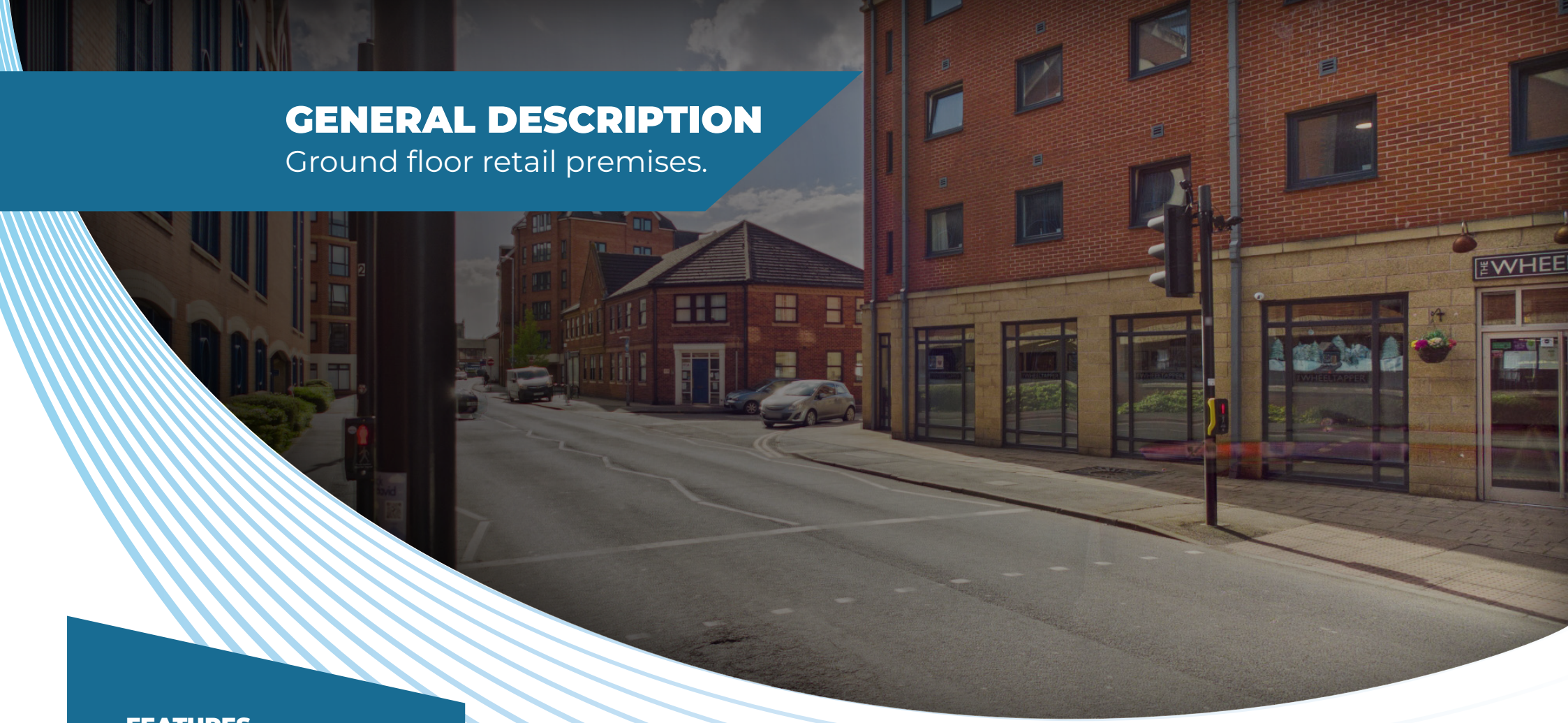
0115 941 5241

William@mussonliggins.co.uk

mussonliggins.co.uk

GENERAL DESCRIPTION

Ground floor retail premises.



FEATURES

- LARGE GLASS FRONTAGE
- TOWN CENTRE LOCATION

Ground floor,
Asha House,
63 Woodgate,
Loughborough,
LE11 2TZ

LOCATION

The subject property is situated on Woodgate, a one-way street on the edge of the retail core in Loughborough town centre. The premises are directly opposite the Beehive Lane car park, which provides approximately 600 spaces, and adjoin The Wheeltapper bar and restaurant.

Loughborough is a thriving university town located at the heart of the East Midlands, positioned within the triangle of Nottingham, Leicester, and Derby, all of which are within easy commuting distance. The town benefits from strong transport links, with Loughborough railway station providing regular services to both Leicester and Nottingham.

Woodgate itself is fast becoming an established student and leisure destination, with a growing number of food, beverage, and leisure operators drawn to the area - making it an increasingly attractive location for occupiers seeking to capitalise on the town's strong footfall and good evening economy.

DESCRIPTION

Asha House comprises a substantial ground floor premises forming part of a modern mixed-use building occupying a prominent corner position at the junction of Woodgate and Mills Yard, Loughborough town centre.

The space benefits from an impressive open-plan layout extending to approximately 7,202 sq ft.

Extensive full-height glazed frontage windows provide natural light and prominent display potential.

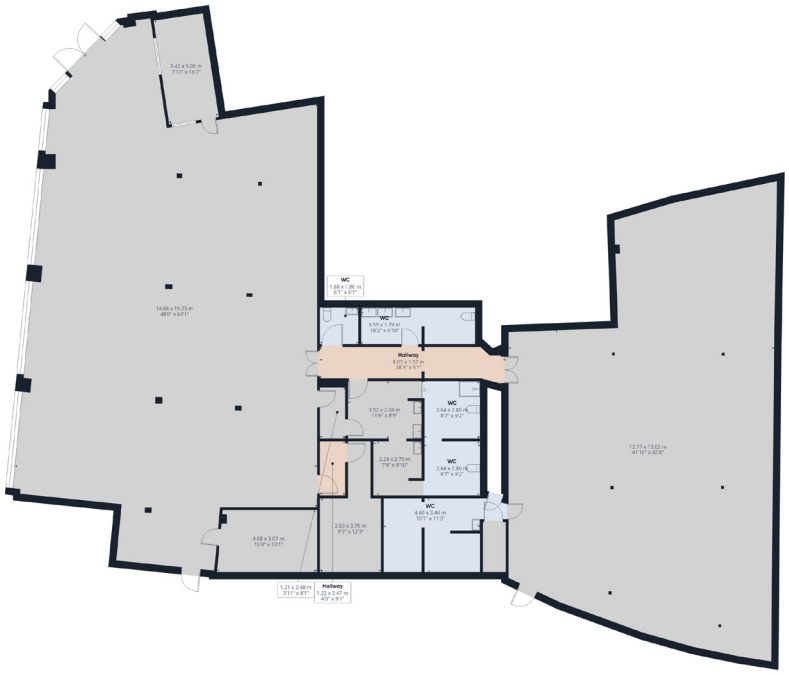
Internally, the accommodation also benefits from WC facilities.

The property occupies a highly accessible central town centre location, with the NCP Beehive multi-storey car park directly opposite and further public car parking close by.

Loughborough town centre's retail core and bus interchange are within a short walking distance, with Loughborough railway station approximately 0.5 miles away providing regular services to Leicester and Nottingham.

ACCOMMODATION

Asha House	M^2	Ft^2
Retail Area	566.60	6,099
WC's + Changing facilities	102.48	1,103
Total Area (GIA)	**669.08**	**7,202**



BUSINESS RATES

The ratable value for this property from 1st april 2026 is: **£65,500**

This is not the amount you will pay.

For further information regarding rates payable and small business rates relief, please contact Charnwood Borough Council.

PLANNING

We understand that the property has Planning Consent for its existing use.

For further information on planning and use, please Contact Charnwood Borough Council Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

RENT

£37,500 per annum exclusive

(Thirty Seven Thousand Five Hundred pounds)

VAT

The rental amount is quoted exclusive of Value Added Tax (VAT).

SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by prior appointment with Musson Liggins Ltd.

CONTACT

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William Cowley
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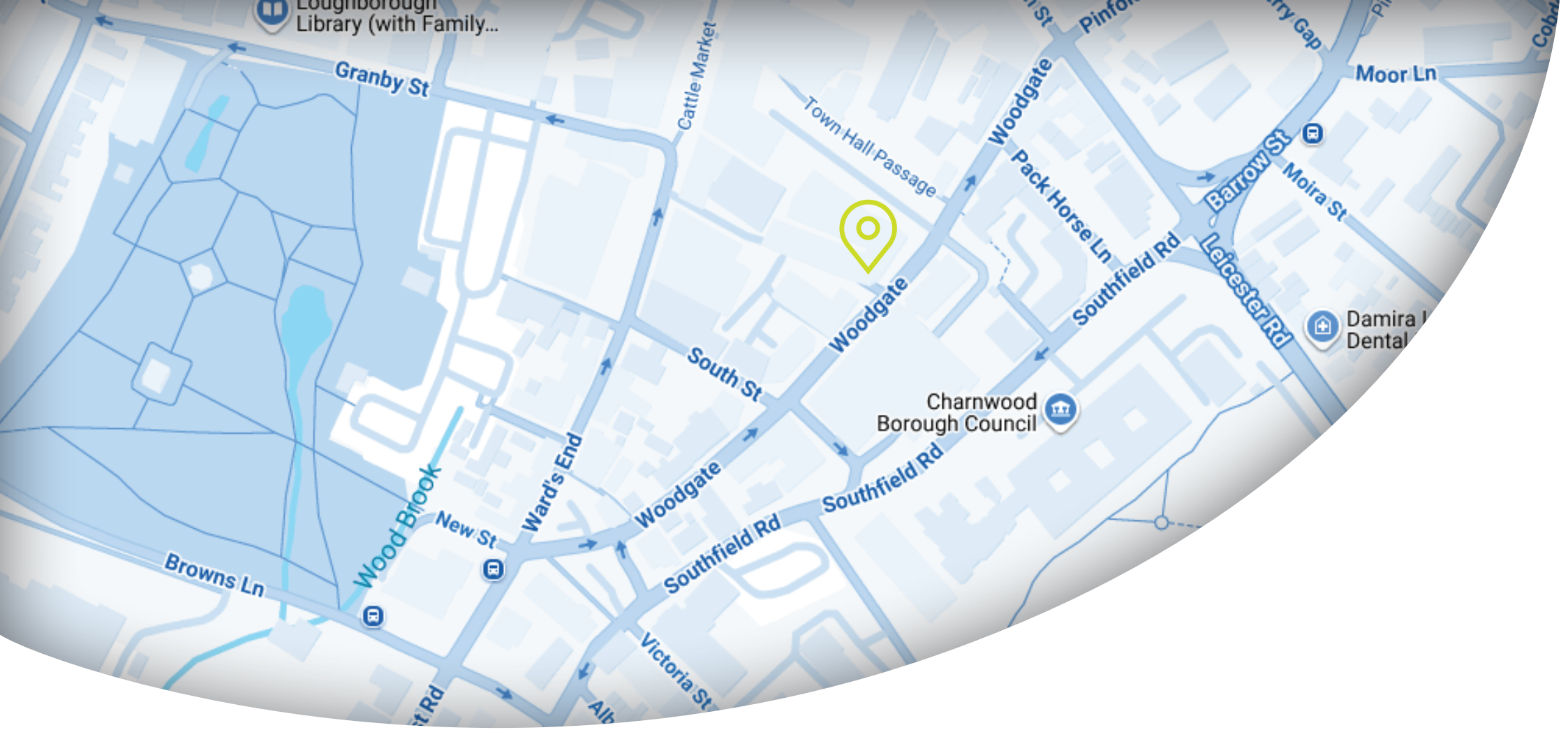

MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

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Beeston, Nottingham NG9 2PA

VALUATION REPORTS

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LANDLORD & TENANT ADVICE

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

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WILL COWLEY
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