

BAXTER GATE

LOUGHBOROUGH

Alternative uses, large-format
leisure opportunity
28,342 sq ft GIA

**BAXTER
GATE**
LOUGHBOROUGH

**THE
OPPORTUNITY**



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GATE**
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THE BEATING HEART OF LOUGHBOROUGH

An exceptional opportunity to lease a prominent large-format leisure unit in the heart of Loughborough's town centre. The property forms part of the Baxter Gate leisure scheme, a thriving mixed-use destination anchored by Nando's, Pizza Express and Loungers.

The unit benefits from high visibility and easy access from Baxter Gate and the wider town centre. Loughborough is a bustling university town in Leicestershire with strong local footfall, a vibrant student population, and excellent transport connections.

The site enjoys strong all-day trade and is perfectly positioned to attract custom from the student market, office workers, shoppers, and evening leisure-goers alike. The town centre sees footfall of over 120,000 per week.



LOUNGE

PIZZA
&
EXPRESS



ACCESSIBILITY

Road

Loughborough is well-connected by road, located just off the A6 and within 5 miles of Junction 23 of the M1, providing easy access to Leicester, Nottingham, and Derby. The town centre and Baxter Gate scheme are easily reached by car, with multiple public car parks located nearby, including the large privately run car park attached to the scheme.

Rail

Loughborough Railway Station is approximately a 10-minute walk from the property, offering direct services to London St Pancras (approx. 90 mins), as well as frequent connections to Leicester, Nottingham, and Sheffield. The station is part of the Midland Main Line, making it ideal for commuters and visitors.

Air

East Midlands Airport is located just 9 miles away (approx. 15-minute drive), providing international and domestic flights. The airport supports significant passenger and cargo volumes and is a key regional hub for both leisure and business travel.

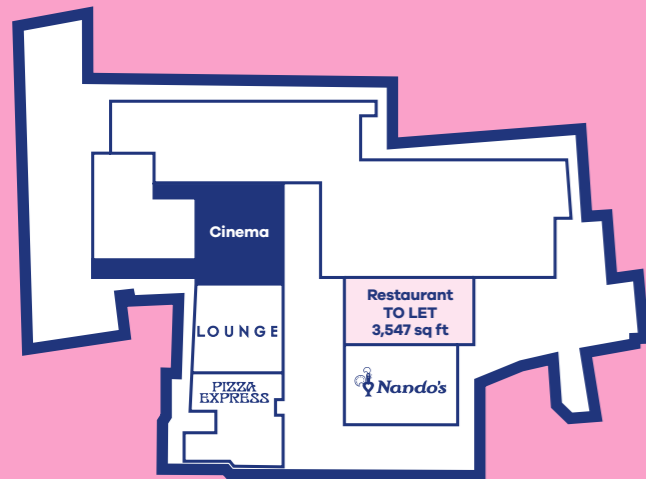
Demographics

Loughborough has a population of over 65,000, bolstered by over 18,000 students at globally renowned Loughborough University, one of the UK's top higher education institutions, consistently in the UK top ten. It contributes an estimated £940 million to the UK economy annually, supporting a highly skilled local workforce and vibrant community.

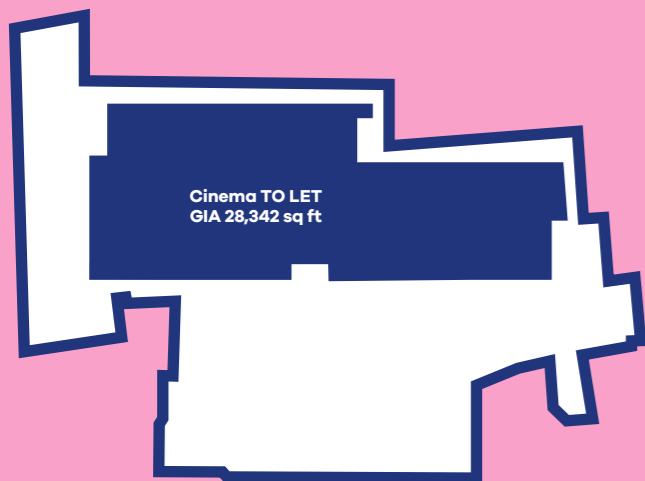


DEMISE

The available space comprises approximately:



Ground Floor



First Floor

Gross Internal Area (GIA) 28,342 sq ft (2,632 sq m)

The unit offers flexible accommodation over ground and mezzanine levels, previously configured as a multi-screen cinema. It benefits from high ceilings, large open floorplates, and prominent glazed frontage. Suitable for a variety of uses including leisure, gym, retail, F&B or alternative formats (STP).

Lease Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease on terms to be agreed.

Planning

The premises previously operated under Class E(b) / Sui Generis (cinema use).

VAT

All figures quoted are exclusive of VAT. VAT will be charged where applicable.

Rent

Upon application.

Service Charge

A service charge is payable towards the maintenance of the common areas. Details available upon request.

Rates

Rateable Value: **£120,000**

Rates Payable (2024/25): Approx. **£65,520** per annum.

Interested parties are advised to verify this information with the Valuation Office Agency.

EPC

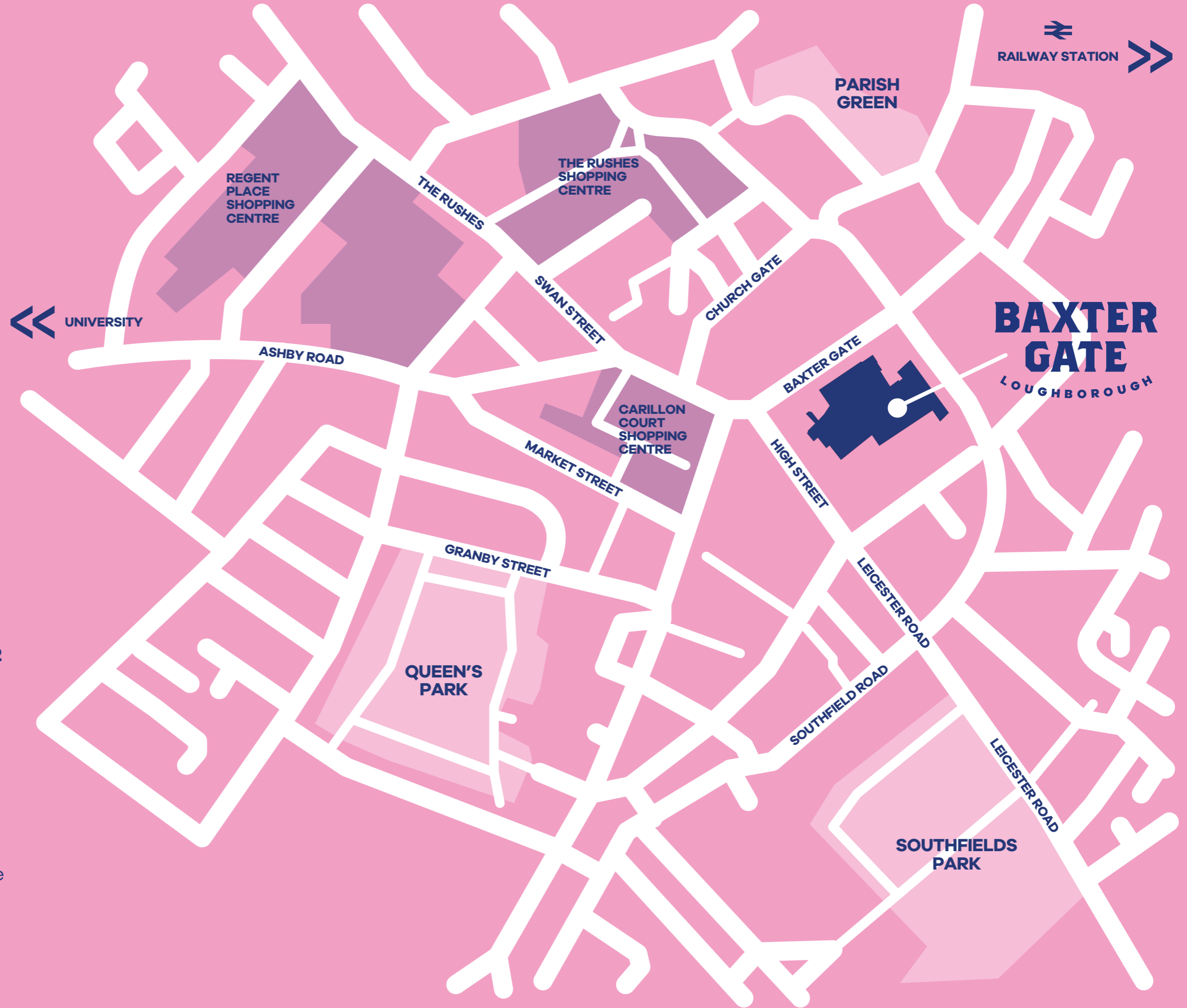
An Energy Performance Certificate (EPC) is available on request.

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LOCATION



Key Highlights

- ▶ Large-format leisure unit: **28,342 sq ft GIA**
- ▶ Anchored within a prime leisure destination (Nando's, Pizza Express, Loungers)
- ▶ Flexible configuration with potential for subdivision or alternative uses (STP)
- ▶ **Over 120,000** weekly town centre footfall
- ▶ Strong student and local demographic base
- ▶ Excellent transport connectivity

CONTACT

For further information or to arrange
a viewing, please contact Joint Agents:



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