



# The Paget

Loughborough, Leicestershire



## Public areas

Main bar / Snug area / Second bar area / Disabled toilet / Large garden / Commercial kitchen

## Private areas

2x Large double bedrooms / Single bedroom / Living room / Kitchen / Bathroom / Private yard area

## Other areas

2x Outside storage units / Garage

## About this opportunity

***Looking to start your next business venture in Loughborough?  
We have the ideal place to do so.***

A large attractive building, with a great outdoor space. There is huge potential for an independent business owner here.

Loughborough is home to an array of independent thriving businesses ranging from art galleries and chocolate shops to cocktail bars and everything in between.

Located just off the main thoroughfare between Loughborough University and the town centre, there is plenty of passing trade to the building.

A large building, with outdoor space and outbuildings that can be used to extend the offer and diversify trading areas.

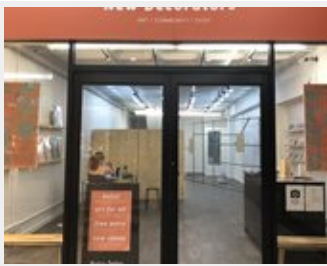
The Paget, Oxford Street, Loughborough, LE11 5DP

## The community

Located a 36-minute drive away from Derby, 32-minute drive away from Nottingham and just a 27-minute away drive from Leicester, whilst also being a short 5-minute drive away from Junction 23 of the M1, Loughborough is a commuter's dream. There is also the 24 hour Skylink bus service that runs from Loughborough, and stops off at Leicester, Derby and East Midlands Airport, which is roughly a 15-minute drive away from the town.

Undoubtedly, one of the big attractions of the town is the university. Boasting a whole host of awards and achievements such as being ranked the fourth best university in the country, Loughborough University is a revered and respected learning institution. And with over 18,000 students in attendance at the university, they represent a sizeable addition to the town's 60,000 population. The institution also attracts a large number of visiting professionals and families, who visit the university regularly for conferences, sports camps, business meetings or visiting their children, and consequently visit the town's pub's, café's or restaurants in need of refreshment.

### Photos from the local area



Interested in running this opportunity?

Give us a call on [0116 201 4260](tel:01162014260) or visit [www.everards.co.uk](http://www.everards.co.uk)