



58 & 59, CANAL BANK, LOUGHBOROUGH, LE11 1QA
OFFERS OVER £400,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



*****A OUTSTANDING INVESTMENT/DEVELOPMENT OPPORTUNITY OFFERING A VARIETY OF POTENTIAL USES SUBJECT TO OBTAINING THE APPROPRIATE PLANNING CONSENTS***** A pair of TWO BEDROOM cottages together with a vehicle repair workshop standing in an established plot adjacent to the Grand Union Canal and extending to approximately 0.30 acres (0.12 hectares) or thereabouts.

The site itself lies within close proximity to the centre of Loughborough and both cottages are currently let on Assured Shorthold Tenancies at respective rents of £600.00 and £570.00 per calendar month. The garage premises achieves an additional rent of £540.00 per month. **VIEWING STRICTLY THROUGH THE SELLING AGENTS. NO CHAIN**

LOCATION

Located close to the centre of Loughborough the site lies within an area allocated for employment in the current Local Plan and in our opinion forms an excellent investment/development opportunity, subject to the necessary consents.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

From the centre of Loughborough proceed via The Rushes and turn right at the set of traffic lights into Bridge Street. Turn almost immediately left into Canal Bank continuing over the canal bridge where the site is then situated on the opposite side of the canal.

58 CANAL BANK, LOUGHBOROUGH

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Double glazed front door, radiator.

ENTRANCE LOBBY

Staircase to the first floor.

DINING ROOM 13'0" x 11'6" (3.97m x 3.52m)

Double glazed windows to the front and rear elevations, radiator.

LOUNGE 13'0" x 12'6" (3.97m x 3.82m)

Fitted gas fire, double glazed windows to the front and rear elevation, double radiator.

KITCHEN 13'0" x 10'0" (3.97m x 3.05m)

Stainless steel single drainer sink unit with mixer tap, white fronted wall and floor cupboards incorporating drawer compartments with roll top work surfaces, Glow worm gas fired boiler, double glazed windows to the front and rear elevations, floor covering, radiator.

FIRST FLOOR

LANDING

Double glazed windows to the rear elevation, radiator.

BEDROOM ONE 12'3" x 9'9" (3.75m x 2.98m)

Built in store/wardrobe, double glazed window to the front elevation, radiator.



BEDROOM TWO 9'3" x 9'9" (2.82m x 2.98)

Double glazed window to the front elevation, access trap to the roof space, radiator.

BATHROOM

Three piece suite in white comprising panelled bath with shower unit, low level W.C. and wash hand basin having mixer tap and cupboard under, double glazed window to the front elevation, floor covering, Main gas water heater, radiator.

OUTSIDE

Forecourt garden and carport.

NOTE

The property was previously let on an Assured Shorthold Tenancy at a rent of £600.00 per calendar month.

E P C

Rating: 'D'

59 CANAL BANK, LOUGHBOROUGH

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Double glazed front door, picture rail, radiator.

CLOAKROOM

Two piece suite in white comprising low level W.C. and wash hand basin having mixer tap and cupboards under, floor covering, double glazed window.

BEDROOM/STUDY 12'9" x 11'0" (3.9m x 3.37m)

Double glazed windows to the front and side elevations, radiator

'L' SHAPED LOUNGE/DINER 17'9" x 14'9" average (5.42m x 4.5m average)

Having double glazed bow window to the front elevation, further double glazed windows to the front and side elevations, wall mounted central heating thermostat, two radiators and staircase to the first floor.

REAR HALLWAY

Double glazed door to the side elevation and further double glazed windows to the side and rear elevations, understairs store cupboard, radiator.

KITCHEN 13'6" x 8'6" (4.13m x 2.6m)

Stainless steel single drainer sink unit, white fronted wall and floor cupboards incorporating drawer compartments with roll top work surfaces, gas and electric cooker points, plumbing for an automatic washing machine, Glow worm gas fired boiler serving the hot water and central heating systems, double glazed windows to the side elevation, floor covering, radiator.

FIRST FLOOR

LANDING

Double glazed windows to the side elevation.

BEDROOM ONE 18'0" x 15'0" overall (5.5m x 4.58m overall)

Built in store cupboard, double glazed windows to the front and side elevations, two radiators.

**BEDROOM TWO 13'0" x 10'6" (3.97m x 3.22m)**

Double glazed window to the side elevation, radiator.

SHOWER ROOM

Tiled double shower cubicle with Mira shower unit, vanity unit having wash hand basin and low level W.C, double glazed window to the side elevation, floor covering, radiator.

OUTSIDE

Forecourt garden.

Low maintenance rear yard.

NOTE

The property was previously let on an Assured Shorthold Tenancy at a rent of £590.00 per calendar month.

Council Tax Band

Number 58 Canal Bank, Council Tax A - Number 59 Canal Bank Council Tax C

E P C

Rating: 'D'

GARAGE PREMISES TO THE REAR OF THE SITE

To the rear of the site is a vehicle repair workshop with an adjoining office and an open-fronted storage area and ample external parking. The premises have the following gross internal floor areas:

Workshop 96.2 sq. m. (1,035 sq. ft.)

Open-fronted store 92.5 sq. m. (996 sq. ft.)

Office 21.2 sq. m. (229 sq. ft.)

Small Kitchen and W.C.

There is a further detached workshop/store with a floor area of 31.4 sq. m. (338 sq. ft.).

The whole site extends to 0.12 hectares (0.30 acres).

The site lies within an area allocated for employment in the current Local Plan.

The site provides a development opportunity subject to obtaining the appropriate Planning Permission.

Rateable value of £6,700.

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.





MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

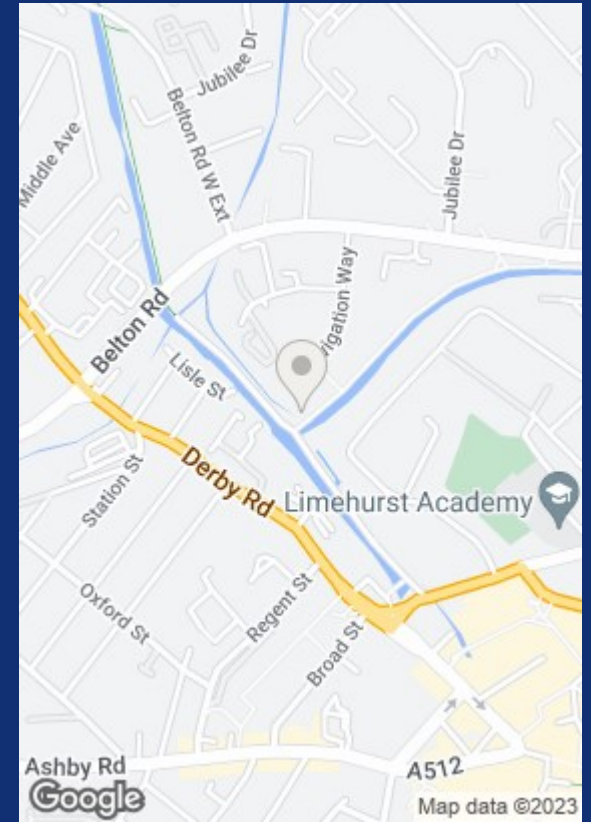
If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance valuations. For further information contact our Survey Department on 01162 429933.



LOCATION



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