

A photograph of a large, two-story red brick building with a gabled roof and several Gothic-style arched windows. The building is surrounded by greenery and a brick wall in the foreground. The sky is blue with scattered white clouds.

FORMER ROSEBERY ST PETERS COMMUNITY CENTRE  
STORER ROAD, LOUGHBOROUGH, LE11 5EQ  
£26,000 PER ANNUM

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



TO LET FORMER ROSEBERY ST PETERS COMMUNITY CENTRE  
GUIDE RENT £26,000 per annum

#### FORMER ROSEBERY COMMUNITY CENTRE

An opportunity to lease a well established set of community/educational buildings located within Loughborough town and benefiting from on-site car parking.

The buildings have latterly been used for educational purposes but are potentially suitable for a range of community/meeting purposes, offices and/or training rooms (subject to necessary consents).

The property comprises the former Community Centre, former Church/Mission Hall and "Spectrum" Centre in total extending to approximately 736sq. m. (7925sq. ft) or thereabouts (net internal).

Externally the letting includes a former play area and parking for approximately 25 cars.

#### LOCATION

The property is located off Storer Road (a short distance from Ashby Road (A512)) to the west of Loughborough Town Centre. The area benefits from close proximity to the Loughborough University and Loughborough College campuses as well as good road links to the M1 (Junction 23).

#### DIRECTIONAL NOTE

From our offices on Forest Road, proceed away from town on reaching Epinal Way (A6004) turn right. At the next island turn right towards Loughborough on Ashby Road, take the second left into Storer Road and the property can be found on your left hand side immediately adjacent to the Elim/Open Heaven Church.

#### DESCRIPTION

The property comprises : -

##### Former Church School/Community Centre

Single storey building of stone construction under pitched slate roof providing substantial accommodation

including large hall, separate meeting rooms, two separate kitchen areas, offices, stores and toilets.

##### Former Mission Church

A large building of timber and corrugated iron construction and including large hall, large meeting room/store, further store rooms and toilet.

##### Spectrum Centre

Single storey prefabricated building providing meeting room with a toilet.

##### External

Tarmac surfaced car parking area providing parking for approximately 12 cars, further parking/yard areas provided to the front of the Spectrum Centre and adjacent to the former Mission Church, former play area to the rear.

##### PLAN

For identification purposes only the property is edged red on the attached plan.

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##### FLOOR AREAS

Former Community Centre 374 sq. m. (4029 sq. ft.)

Former Mission Church 284 sq. m. (3057 sq. ft.)

Spectrum Centre 78 sq. m. (839 sq. ft.)

##### SERVICES

It is understood that the property benefits from mains drainage, electricity, water and gas supplies.

##### LEASE TERMS

The property is offered to let for a fixed term of 5 years with the tenant responsible for all repairs (consideration will be given to a repairing liability limited by reference to a schedule of condition).

The Lessor's preference is to let the property as a whole. However, interest will also be considered for consortiums of joint tenants as well as the potential for subletting of one or more of the buildings.

Further details of the proposed letting terms including draft heads of terms are available on request.





## SECURITY OF TENURE

The lease will be contracted out of the security of tenure  
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Provisions of the Landlord and Tenant Act Part II.

## PLANNING

The property is assumed to fall within Use Class E and F1.  
Prospective tenants are advised to make their own enquiries  
of the Local Planning Authority.

## BUSINESS RATES

The property has a rateable value of £15,000 per annum

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy performance Ratings of :

Community Centre Band E  
Former Mission Church Band E  
Spectrum Centre Band D

Copies of the EPC's are available on request.

## GUIDE RENT

The guide rent is £26,000 per annum

## METHOD OF LETTING

The property is offered to let by informal tender with  
tenders closing at 12 noon on Thursday, 26th August 2021.  
A tender form is available on request from the Letting  
Agents. Prospect tenderers will be required to set out their  
proposals for the use of the building together with their  
tendered rent.

## COSTS

Each party should be responsible for their own costs in  
drawing up the lease.

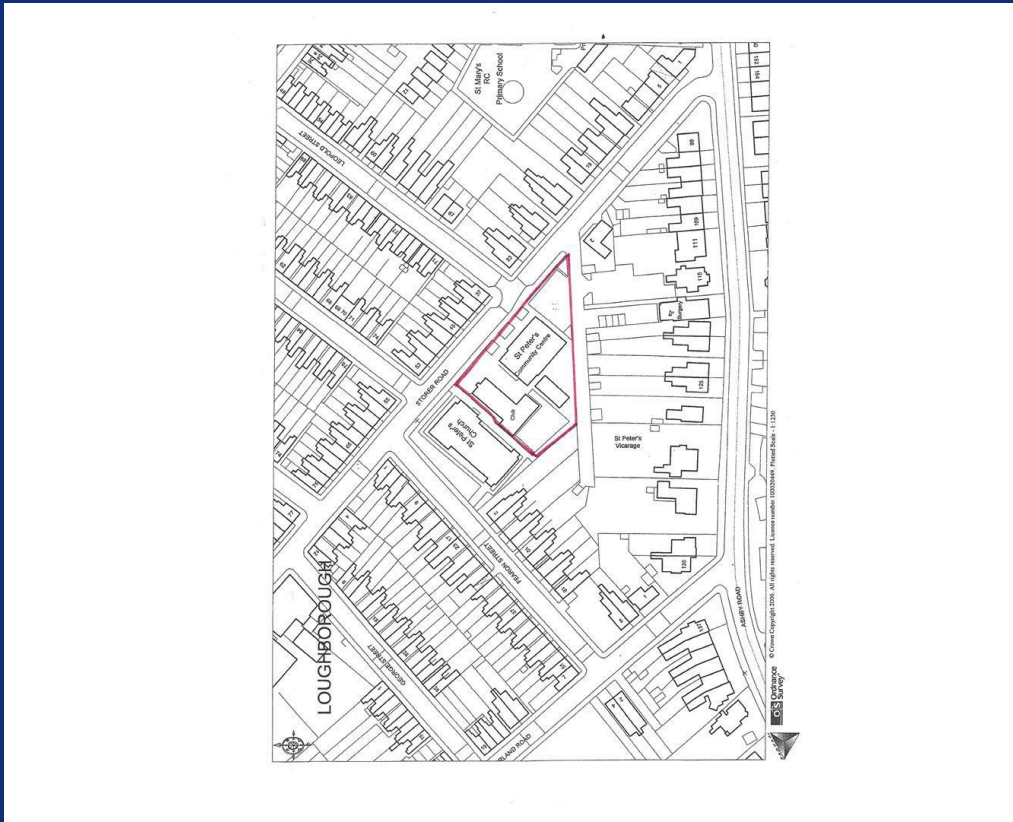
## VALUE ADDED TAX

The figures which are quoted are subject to VAT if  
applicable.

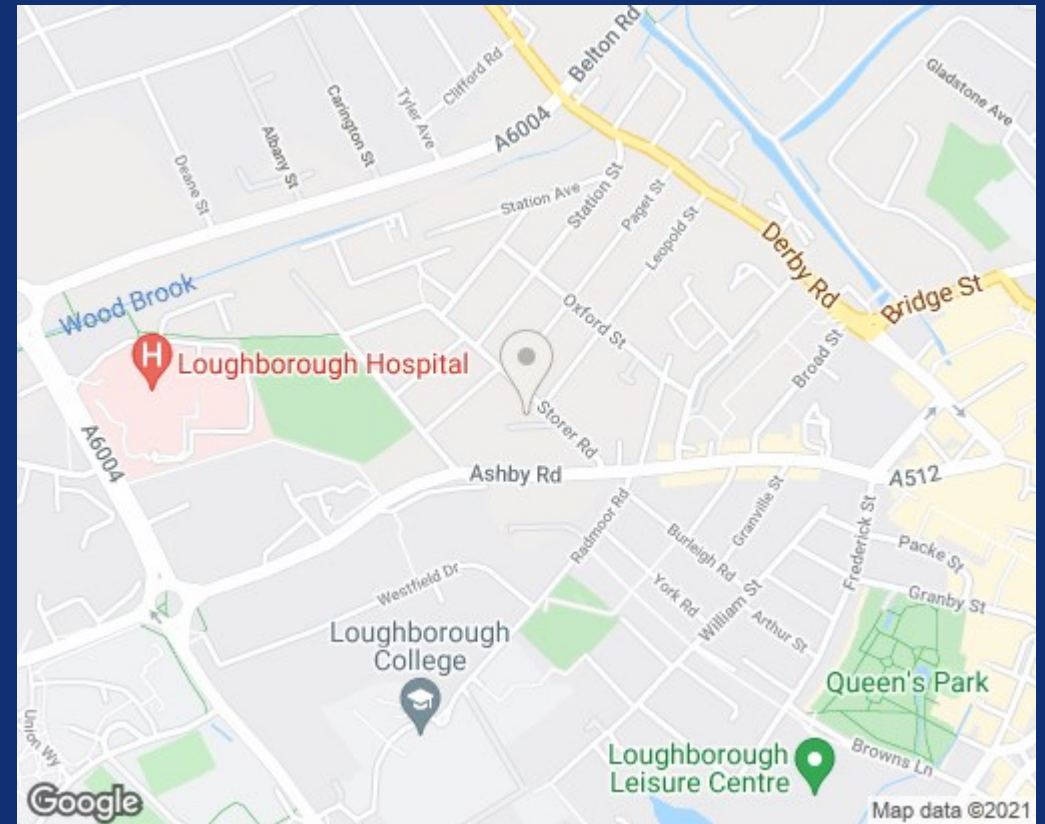
## VIEWINGS

Strictly by arrangement with Andrew Granger & Co.  
Telephone: 01509 243720. Email:  
[Rural@andrewgranger.co.uk](mailto:Rural@andrewgranger.co.uk)





## LOCATION



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