



Nottingham Road, Loughborough, LE11 1ES

Property Description

For Sale By Public Auction.

An opportunity to acquire a freehold mixed-use investment property comprising a ground floor commercial unit (No. 81) and a self-contained three-bedroom flat above (No. 81A).

No. 81 is currently let as a dance studio under a 1954 Act commercial tenancy, providing an immediate and established income stream. The commercial unit has a current passing rent of £7,800 per annum. The space offers a entrance space, studio, kitchen, store and WC. There is also access to a courtyard rear garden. The dance studio is sold with a tenant in situ.

No. 81A, previously let on a residential tenancy, is now vacant and would benefit from a scheme of modernisation and redecoration. The accommodation is spread across two floors with the first floor including the lounge/diner, kitchen, bathroom and bedroom. On the second floor, two further bedrooms can be found. Following refurbishments we would expect the property to achieve £900pcm. The apartment is sold with vacant possession.

When fully let, the combined residential and commercial income would generate £19,200 per annum, equating to a gross yield of 9.8% (based on the auction guide price), and offering an appealing investment opportunity for new and seasoned investors alike.

The property occupies a prominent corner position on Nottingham Road and Queens Road, on the eastern side of the vibrant market town of Loughborough. Loughborough offers a wide range of amenities including shops, schools, pubs, churches, and a hospital, together with a strong rental market supported by the university.

Auction Details:
Sheldon Bosley Knight Land and Property Auction
Wednesday 15th April 2026 at 6:00pm
Live Auction Event





Key Features

- For Sale by Public Auction
- Wednesday 15th April 2026, 6:00pm, Live Auction Event
- Appealing investment opportunity for new and seasoned investors
- Freehold mixed-use property
- Commercial unit with tenant (Dance Studio)
- Self-contained three-bedroom flat
- Fully let, expected to produce £19,200 per annum, subject to minor refurbishments
- Equating to a gross yield of 9.8% (based on the auction guide price)

**Auction Guide
£195,000**

EPC Rating - E

Tenure - Freehold

Council Tax Band - A

Local Authority -
Charnwood Borough Council



Total area: approx. 157.4 sq. metres (1694.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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