



Woodgate, Loughborough, LE11 2TZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£37,500 Per

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- Ground Floor Commercial Unit
- Close to Loughborough University
- Approx 7640ft²
- Prominent position

The property comprises a ground floor commercial unit within Asha House, previously operated as a gym and sports bar, offering a versatile space suitable for a range of leisure, retail or commercial uses. Internally, the unit provides a large open plan trading area, well suited to fitness, hospitality or similar uses, together with ancillary areas which may include storage, office space and staff facilities. The layout offers flexibility for reconfiguration depending on occupier requirements (subject to the necessary consents). The premises benefit from a prominent frontage and form part of a busy mixed-use development with residential accommodation above, generating regular footfall and activity throughout the day.

Location

Situated within Asha House on Woodgate, a well-established mixed-use area on the edge of Loughborough town centre. The location benefits from a steady flow of pedestrian and vehicular traffic, supported by a strong surrounding residential and student population. The property is within walking distance of the town centre, offering a wide range of retail, leisure and service amenities. The area is particularly popular due to its proximity to Loughborough University, which helps drive consistent demand and footfall. Transport links are good, with access to the A6 and M1 Motorway, providing connections to Leicester, Nottingham and the wider Midlands.

Description

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Accommodation

The premises and usable space came to approximately 709.78m² (7640ft²).

Services

Connected services: Electric, Water, Drainage.

EPC

EPC Rating: 66 - C

Business Rates

Current Rateable Value is: £65,500

VAT

This property is not elected for VAT

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Legal Costs

Each Party will be responsible for their own costs in association with the transaction.

Important information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

For further information please email commercial@sheldonbosleyknight.co.uk