



81/81A Nottingham Road, Loughborough, LE11 1ES

ANDREW
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Property Description

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

No. 81 is currently let as a dance studio on a 1954 Act commercial tenancy and provides an immediate income stream. No. 81A, previously let on a residential tenancy is now vacant and offers scope for renovation and enhancement, with the potential to increase rental yield.

Given Loughborough's status as a university town, 81A may lend itself to conversion to a House in Multiple Occupation (HMO), subject to the necessary planning consents.

Please note that the property falls within an Article 4 Direction area, meaning that any change of use to an HMO will require planning permission. Furthermore, HMOs occupied by five or more tenants will also require a mandatory HMO licence.



Key Features

- No. 81 - a dance studio let under a 1954 Act Commercial Tenancy - £7,800/annum
- No. 81A - previously let on an AST for £800/PCM - with scope to be increased
- Could lend itself to an HMO
- Great transport links

£250,000

LOCATION

The property is situated on the corner of Nottingham Road and Queens, on the eastern side of the vibrant market town of Loughborough. Loughborough is a well-connected university town offering a wide range of amenities including shops, schools, pubs, churches, and a hospital. The location provides convenient access to the town centre and its facilities. The property also has excellent transport links, with the M1 motorway junction located approximately 4 miles away and approximately 0.3 miles (5 minute walk) away from the railway station.

NO. 81 (Commerical Unit)

GROUND FLOOR

STUDIO

31'2" x 11'6" (9.51 x 3.52)

Entrance hall and dance studio fitted floor length mirrors, with back door leading to small external walled yard area.

KITCHEN

10'0" x 11'7" (3.06 x 3.54)

Fitted kitchen units with stainless steel sink, washing machine and fridge,

UTILITY

Rear utility room with WC and store room.

NO. 81A (the flat)

A residential property that would benefit from a scheme of modernisation and redecoration.

Please note that the property is in a selective licensing area of Loughborough and is currently licenced.

81A has a ground floor entrance hall with stairway leading up to the first floor living areas.

FIRST FLOOR

BEDROOM 3

13'10" x 16'1" (4.23 x 4.92)

With fireplace, carpet and TV point.

DINING ROOM

13'8" x 10'4" (4.17 x 3.16)

KITCHEN

9'6" x 9'4" (2.90 x 2.86)

With kitchen units, fridge, sink and washing machine.

BATHROOM

With WC, bath with overhead shower and pedestal sink unit.

SECOND FLOOR



**BEDROOM 1**

13'11" x 16'1" (4.25 x 4.92)
Double bedroom with carpet.

BEDROOM 2

13'8" x 10'4" (4.18 x 3.16)
Spacious bedroom with carpet floor.

EPC

81A has an EPC rating of E - valid until August 2031.

81 has an C EPC rating of C - valid until June 2031.

TENURE

The property is freehold but subject to the following.

No. 81 is subject to a 1954 Act Commercial Tenancy - £ 7800/annum

No 81A (the residential flat) will be sold with vacant possession upon completion but previously has been let with a rental income of £800/PCM.

GUIDE PRICE

The land is being marketed for offers in the region of £250,000.

METHOD OF SALE

The property is offered for sale via private treaty.

VIEWING

All viewings to be made by prior appointment with Andrew Granger & Co.

FURTHER INFORMATION

For any further information, please contact:

Eloise Baker MSc BSc

Andrew Granger & Company

44-46 Forest Road, Loughborough, LE11 3NP

Tel: 01509 243720

E-mail: eloise.baker@sheldonbosleyknight.co.uk

Copies of tenancy agreements can be made available upon receipt of offers.

COUNCIL TAX AND BUSINESS RATES

No. 81A is within Council Tax Band A.

No. 80. Business nRates are £4,400 (tenants responsibility).

TITLE

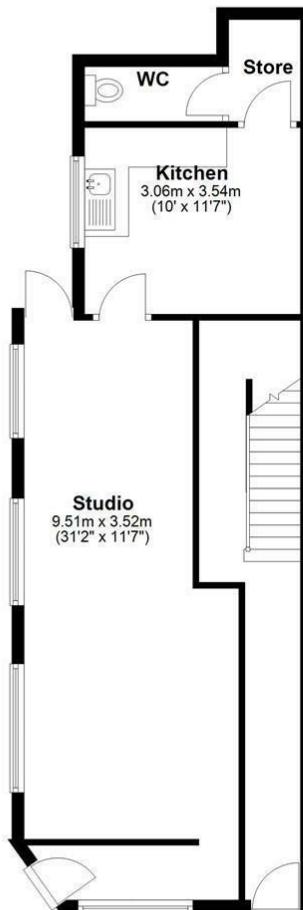
The property is registered with the Land Registry under title LT113498 (part of).



Floorplan

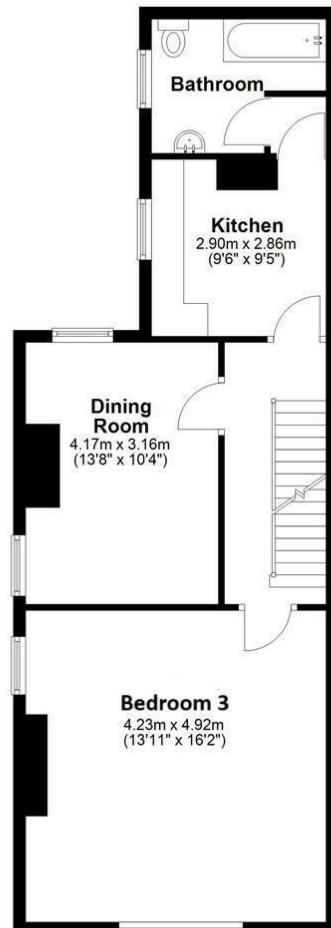
Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



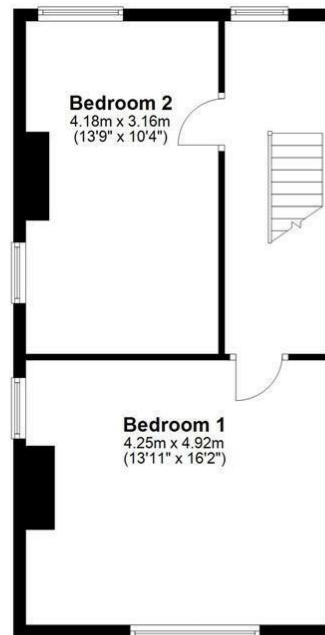
First Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



Second Floor

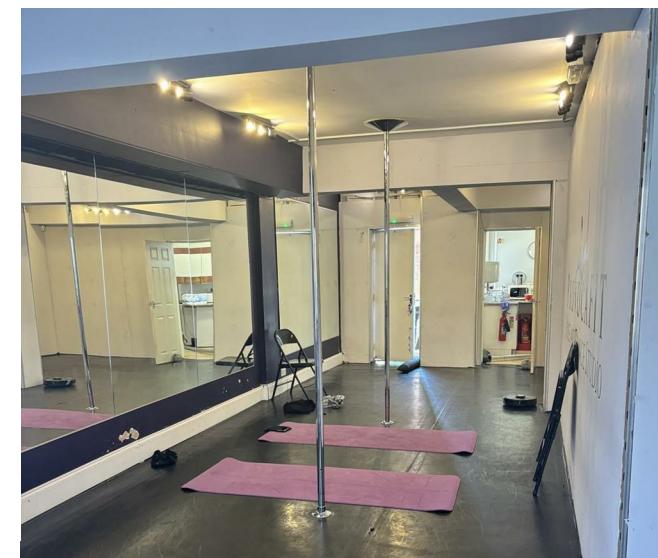
Approx. 41.9 sq. metres (450.8 sq. feet)



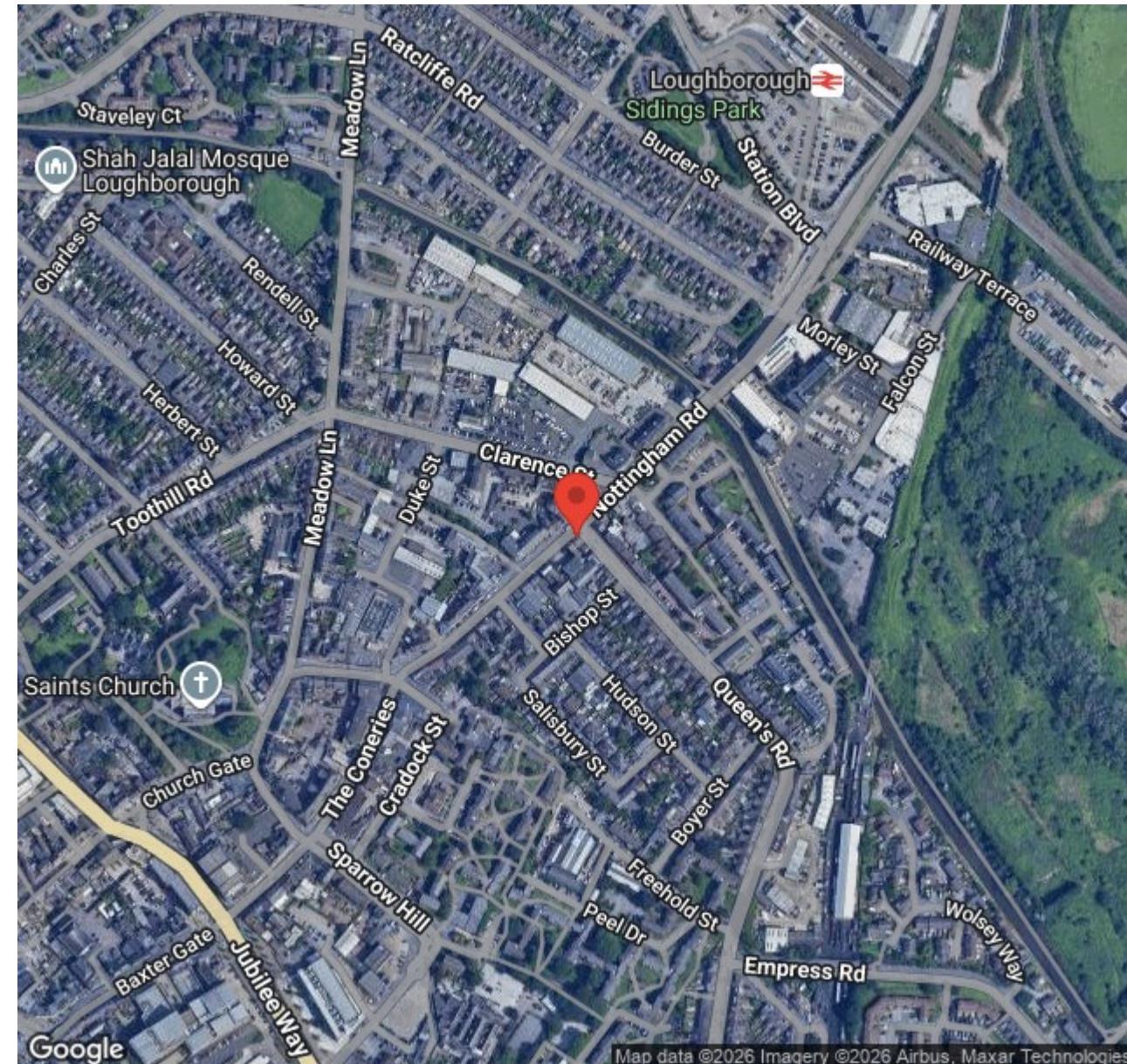
Total area: approx. 157.4 sq. metres (1694.5 sq. feet)

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 guaranteed and they do not form part of any contract.



Local Authority -
Charnwood Borough Council



To arrange a viewing please contact Eloise Baker at our Andrew Granger Rural office on 01509 243720

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