



Leicester Road, Loughborough, LE11 2AG

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£249,000

- FREEHOLD COMMERCIAL INVESTMENT
- GROUND FLOOR COMMERCIAL UNIT - CURRENTLY LET
- FIRST AND SECOND FLOOR 2 BEDROOM FLAT - CURRENTLY VACANT
- CLOSE TO TOWN CENTRE

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. 74 (Commerical Unit)

GROUND FLOOR

Reception 4.90m x 4.0m
Hall 4.90m x 1.7m
Treatment room 3.9m x 3.0m
Toilet 1.8m x 0.9m
Store 2.9m x 1.9m

NO. 74A (the flat)

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

74a is accessed by external stairs from the rear yard leading up to the first floor living areas.

FIRST FLOOR

Kitchen 3.27m x 2.62m
Living Room 4.67m x 4.84m
Bathroom 1.13m x 3.26m with shower, toilet & hand basin

SECOND FLOOR

Bedroom one 5.1m x 2.9m with cupboard & loft access
Bedroom two 2.8m x 3.3m with cupboard

EPC

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

74a has an EPC rating of D - valid until January 2032.

TENURE

The property is freehold but subject to the following.

No. 74 is subject to a 1954 Act Commercial Tenancy - £ 6600/annum

No 74A (currently Vacant) but previously has been let with a rental income of £825/PCM.

GUIDE PRICE

The land is being marketed for offers in the region of £249,000.

METHOD OF SALE

The property is offered for sale via private treaty. The vendor reserves the right to conclude the sale by an alternative method if required.

VIEWING

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

FURTHER INFORMATION

For any further enquiries please contact the agents.

James Holgate BSc (Hons)
Andrew Granger & Co., 44-46 Forest Road, Loughborough, LE11 3NP
Tel: 01509 243720
Email: James.holgate@sheldonbosleyknight.co.uk

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

COUNCIL TAX AND BUSINESS RATES

No. 74A is within Council Tax Band A.
No. 74. Business Rates are £4,650 (tenants responsibility).

TITLE

The property is registered with the Land Registry under title LT295573.



Plan

74A Leicester Road, Loughborough
Approximate Gross Internal Area
Main House = 73 sq.m/788 sq.ft
Shop = 55 sq.m/597 sq.ft
Total = 128 sq.m/1385 sq.ft

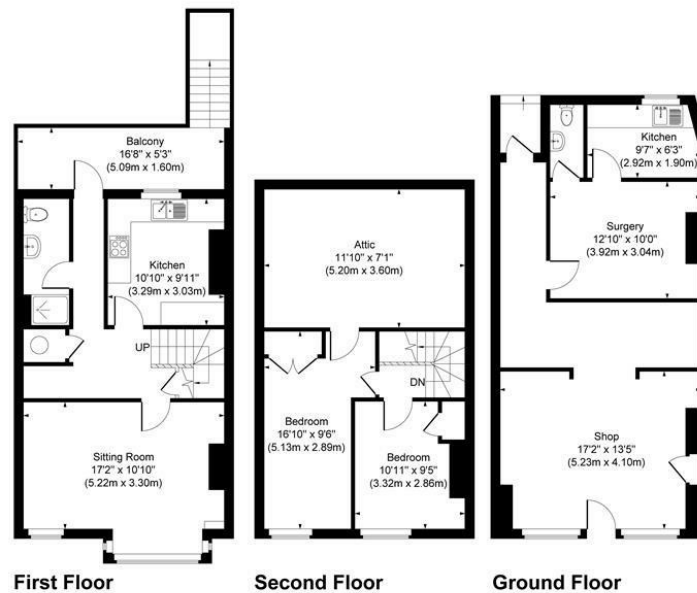


Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2023

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