



2/2A, HIGH STREET, LOUGHBOROUGH, LE11 2PY

This property provides an excellent opportunity to acquire Freehold commercial premises in Loughborough town centre let to an established and well-known firm of estate agents and surveyors. The premises are let on a lease expiring in 2020 at a current rent of £17,900 per annum. The building is situated close to the pedestrianised retail heart of the town and close to the large, award-winning market with nearby occupiers including McDonalds, Lloyds Bank and O2.

£280,000

Call 0116 242 9933 for further information

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SITUATION

The property is situated on High Street, close to its junction with Baxter Gate, within Loughborough town centre.

Nearby occupiers include Lloyds Bank, McDonalds, O2 and the long-established Denhams jewellers and the premises lie close to the main pedestrianised shopping area and the historic and award-winning Loughborough outdoor market.



LOCATION

Loughborough is a University town with a population of over 60,000 people and lying a short distance from Junction 23 of the M1 motorway. It also lies on the A6, a major road leading to Leicester to the south east and the M1 motorway to the north.

Loughborough University is a highly regarded establishment with a strong international reputation for sport and engineering.

The town has a main line railway station providing regular services to London St. Pancras. Loughborough also lies close to East Midlands Airport.

Major employers in the area include Loughborough University, Brush Traction, 3M Healthcare Limited and Charnwood Borough Council.

DESCRIPTION

The property comprises a two-storey, mid-terrace commercial building of brick and tile construction rendered and painted to the first floor and having a modern shopfront at ground floor.

The accommodation, which was completely refurbished in 2013, comprises a sales area, meeting room and kitchen at ground floor and a large office at first floor level.



ACCOMMODATION

The property has the following net internal floor areas which have been measured in accordance with the RICS Code of Measuring Practice.

Ground Floor

Sales and Meeting Room 57.0 sq. m. (614 sq. ft.)

Store 7.6 sq. m. (82 sq. ft.)

Kitchen 5.5 sq. m. (59 sq. ft.)

First Floor

Offices 46.9 sq. m. (504 sq. ft.)

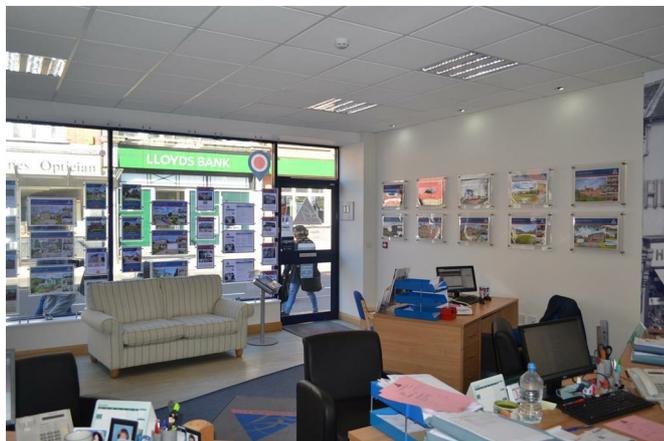
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TITLE

Freehold. It should be noted that there is a "Flying Freehold" with the upper floors sitting above the ground floor of the adjoining property.



LEASE

The premises are let in their entirety to Andrew Granger & Co. LLP for a term of 10 years from 3rd May, 2010 at a current rent of £17,900 per annum.

Andrew Granger & Co. are well-known and established surveyors and estate agents operating throughout the East Midlands and with further offices in Leicester and Market Harborough.

SERVICES

The property is connected to main electricity, gas, water and drainage services and is heated throughout by electric heaters with air conditioning to parts.



PLANNING

The premises have planning permission for A2 use.

BUSINESS RATES

The property is described in the 2017 Rating List as Shop and Premises with a Rateable Value of £13,500.



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PRICE

£280,000 reflecting a gross yield before deduction of purchase costs of 6.4%.

ENERGY PERFORMANCE CERTIFICATE

Rating 98 (Band D)



LEGAL COSTS

Each party will be responsible for their own costs incurred in respect of the transaction.

STAMP DUTY LAND TAX

Potential purchasers are advised to seek advice regarding liability for Stamp Duty Land Tax in respect of this transaction.



VALUE ADDED TAX

VAT is not payable on the purchase cost.

POSSESSION

Possession will be granted on completion of legal formalities.

VIEWINGS

Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address kevin.skipworth@andrewgranger.co.uk

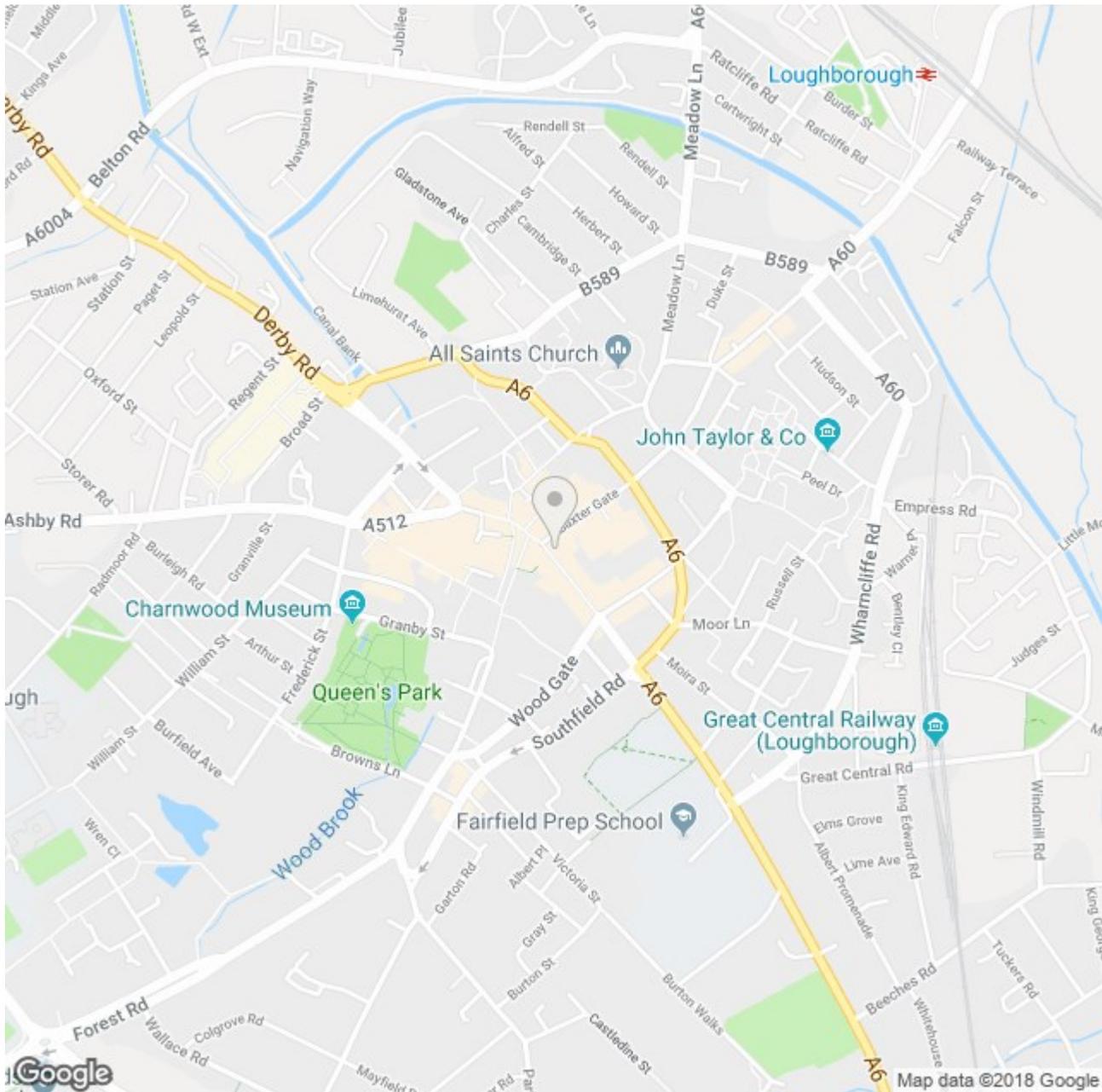


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LOCATION



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Call 0116 242 9938

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