

**MATHER  
JAMIE**  
01509 233433

**25-29 Bakewell Road  
Loughborough  
Leics  
LE11 5QY**

**FOR SALE**  
**£1,000,000**



**Substantial Former Builders Merchants &  
Buildings on Detached site of 1.02 acres**

**840.75 sq m (9,050 sq ft)**

# 25-29 Bakewell Road, Loughborough, Leics, LE11 5QY

## DESCRIPTION

The site has been a builders merchants' premises for a significant period of time, providing a large, secure, concreted yard fenced on all sides with gated entrance and two independent buildings.

### Building 1

The primary unit includes a two-storey trade counter, office and storage facility of steel frame construction, beneath a pitched profile clad roof including 10% translucent light panels, with brickwork and profile clad elevations, including double glazed windows to the offices. The building has steel powered roller shutter loading access door to the side elevation, solid concrete flooring, internal clearance to the underside of haunch of 6m, purpose built concrete mezzanine first floor.

The offices benefit from surface mounted LED strip lighting, gas central heating via combi boiler, male, female and works WCs.

### Building 2

There is an additional detached steel portal frame warehouse, providing stores with powered electric roller shutter loading access door, solid concrete flooring, profile clad elevations beneath a pitched profile clad roof including 10% translucent light panels, with internal clearance to the underside of haunch of 5m.

## PRICE

**£1,000,000 (one million pounds).**

## VAT

VAT is not applicable to the sale price.



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## ACCOMMODATION

<b>Ground Floor</b>		
Sales, Office & Warehouse	<b>306.29 sq m</b>	<b>(3,297 sq ft)</b>
<b>First Floor</b>		
Office	59.32 sq m	(639 sq ft)
Mezzanine (concrete)	214.97 sq m	(2,314 sq ft)
<b>Total</b>	<b>274.29 sq m</b>	<b>(2,953 sq ft)</b>
<b>Main Building GIA</b>	<b>580.58 sq m</b>	<b>(6,250 sq ft)</b>
Warehouse (Separate Building)	260.17 sq m	(2,800 sq ft)
<b>Total GIA</b>	<b>840.75 sq m</b>	<b>(9,050 sq ft)</b>
Site	1.02 acres	



## TENURE

The property is held on a long leasehold for a term of 125 years at a peppercorn rental expiring 2109. The long leasehold interest is for sale with vacant possession.

## BUSINESS RATES

Local Authority: Charnwood  
Period: From 1 April 2026  
Rateable Value: £66,000

## LEGAL COSTS

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



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## ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

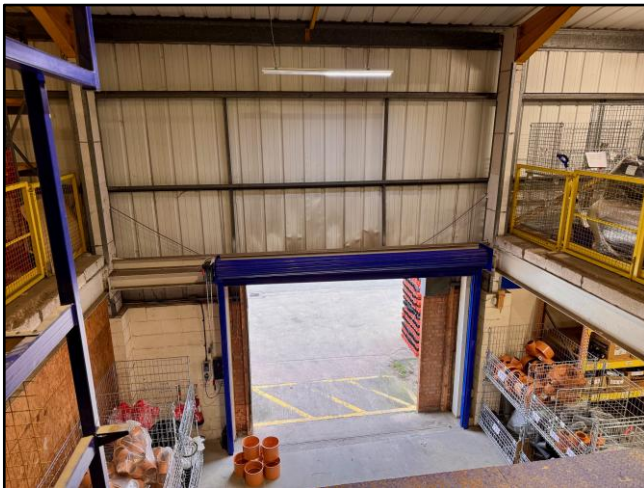
## PLANNING

We understand the premises have established planning use as a builder's merchants office, trade counter, open storage and warehouse.

Interested parties are advised to make their own enquiries of the local planning authority.

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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Building 2

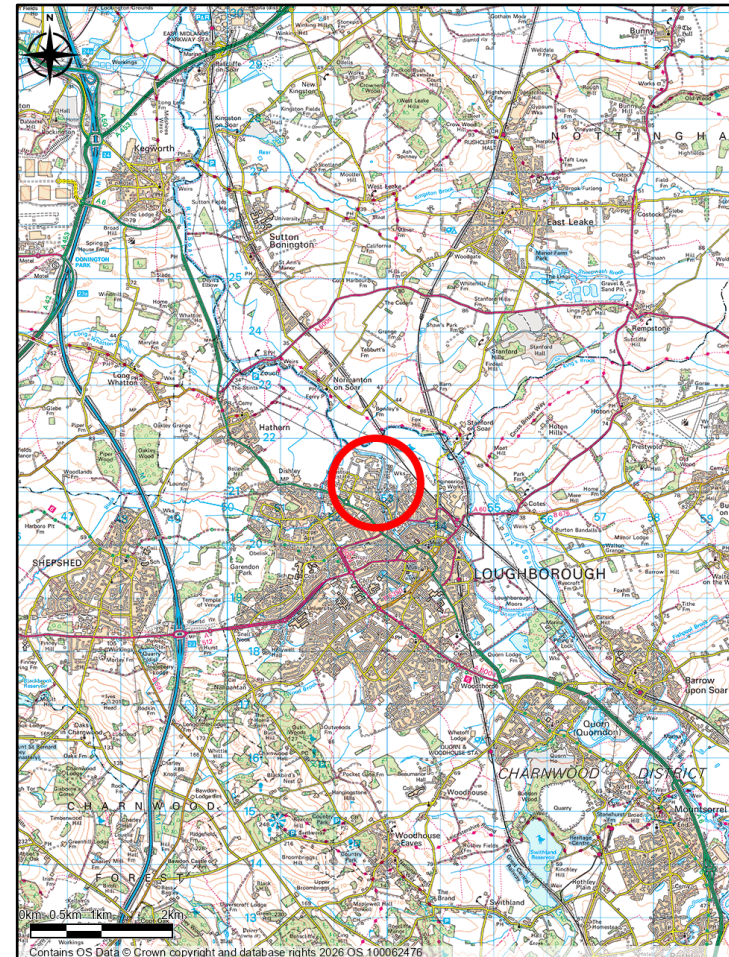
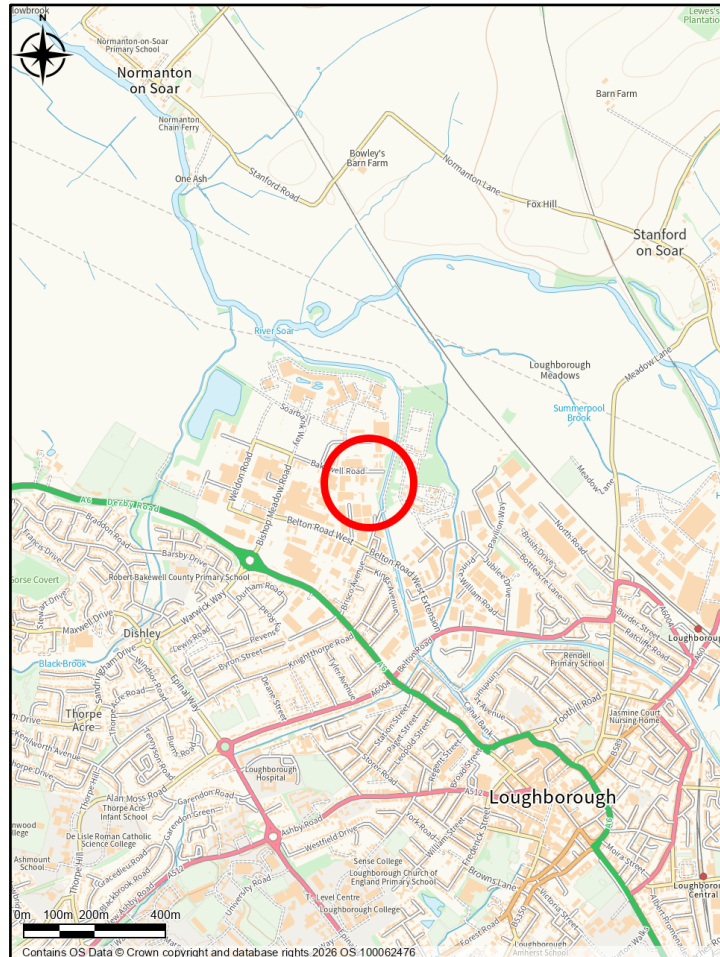


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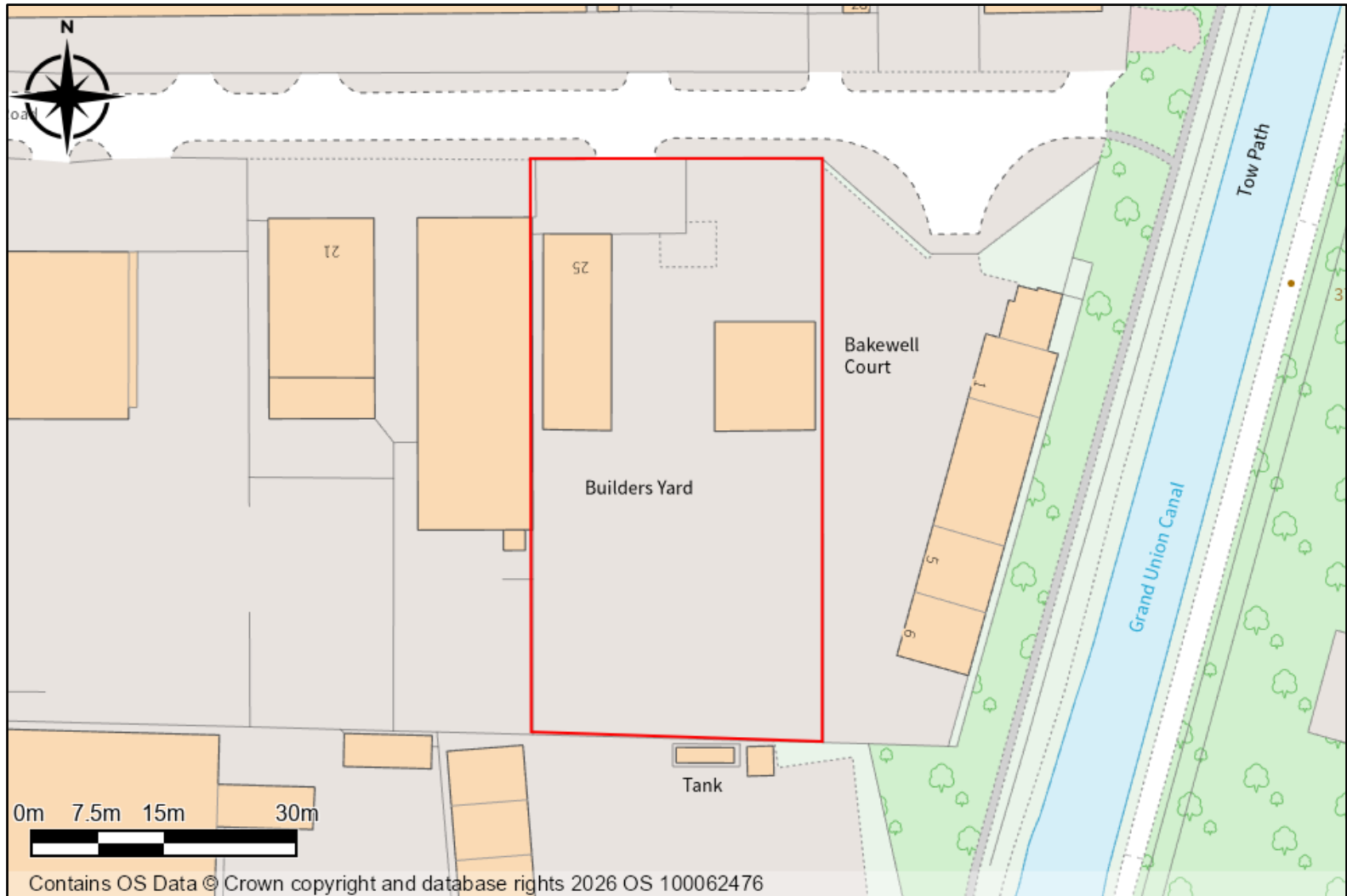
## LOCATION

The property is located on Bakewell Road, ideally located for Belton Road Industrial Estate and the wider industrial complexes of Loughborough with good access via the A6 Derby Road and the A453 to Junctions 23 and 24 of the M1 motorway.

 **what3words:** [///locked.caked.study](https://www.what3words.com/locked.caked.study)



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**CONTACT:**

**Alex Reid MRICS**  
**alex.reid@matherjamie.co.uk**  
**07976 443720**



**3 Bank Court**  
**Weldon Road**  
**Loughborough**  
**Leicestershire**  
**LE11 5RF**  
**Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)**

**IMPORTANT INFORMATION**

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.