

**MATHER
JAMIE**
01509 233433

**17 Bakewell Road
Loughborough
Leics
LE11 5QY**

FOR SALE
£2,500,000



**Vehicle Workshop & Offices on large site area of
approximately 1.54 acres**

2,343.85 sq m (25,229sq ft)

17 Bakewell Road, Loughborough, Leics, LE11 5QY

DESCRIPTION

The property comprises a large independent site providing detached vehicle workshops and ancillary office. The property stands within a self-contained site of approximately 1.54 acres.

To the front elevation, there is a single-storey office with twin-bay vehicle workshop to the rear, currently operating as a fully approved DVSA truck and MOT centre with vehicle inspection pits and workshop, eaves clearance of 5.8m and 5.98m, of steel portal frame with steel clad and cement sheet elevations and pitched roof.

To the rear is a large workshop with internal eaves of 4.4m and a maximum clearance height of 8.19m.

The site also includes a 60ft commercial vehicle paint spraying facility.

The yard is predominantly laid to concrete and within the yard is included a vehicle wash interceptor.

ACCOMMODATION

Offices (front)	100.06 sq m	(1,077 sq ft)
MOT Bay	409.13 sq m	(4,404 sq ft)
Workshop 1	708.27 sq m	(7,624 sq ft)
Offices (side)	115.53 sq m	(1,244 sq ft)
Workshop 2	977.54 sq m	(10,522 sq ft)
Rear Addition	33.2 sq m	(359 sq ft)
Total GIA	2,343.85 sq m	(25,229 sq ft)



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TENURE

The property is available freehold. Title No: LT227626.

PRICE

£2,500,000 (two million five hundred thousand pounds).

VAT

VAT will not be applicable to the sale price.

BUSINESS RATES

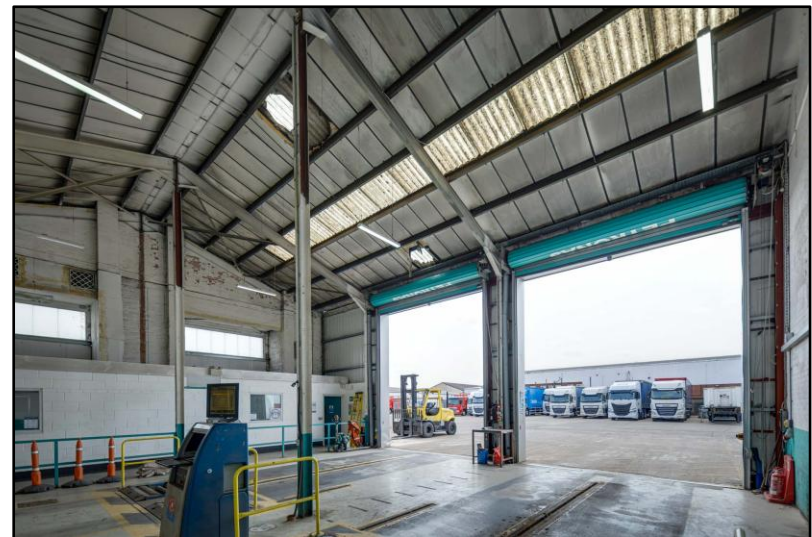
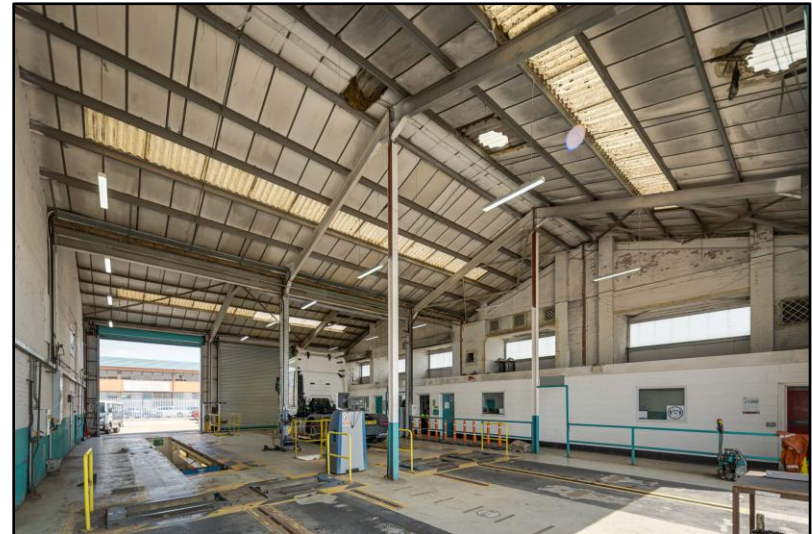
Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: £94,500

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 106 within Band E. The EPC is valid until 27 January 2031.



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PLANNING

We understand the premises have established use under general industrial vehicle workshop and ancillary offices Class B2 of the Town and Country Planning (Use Classes) Order 1987.

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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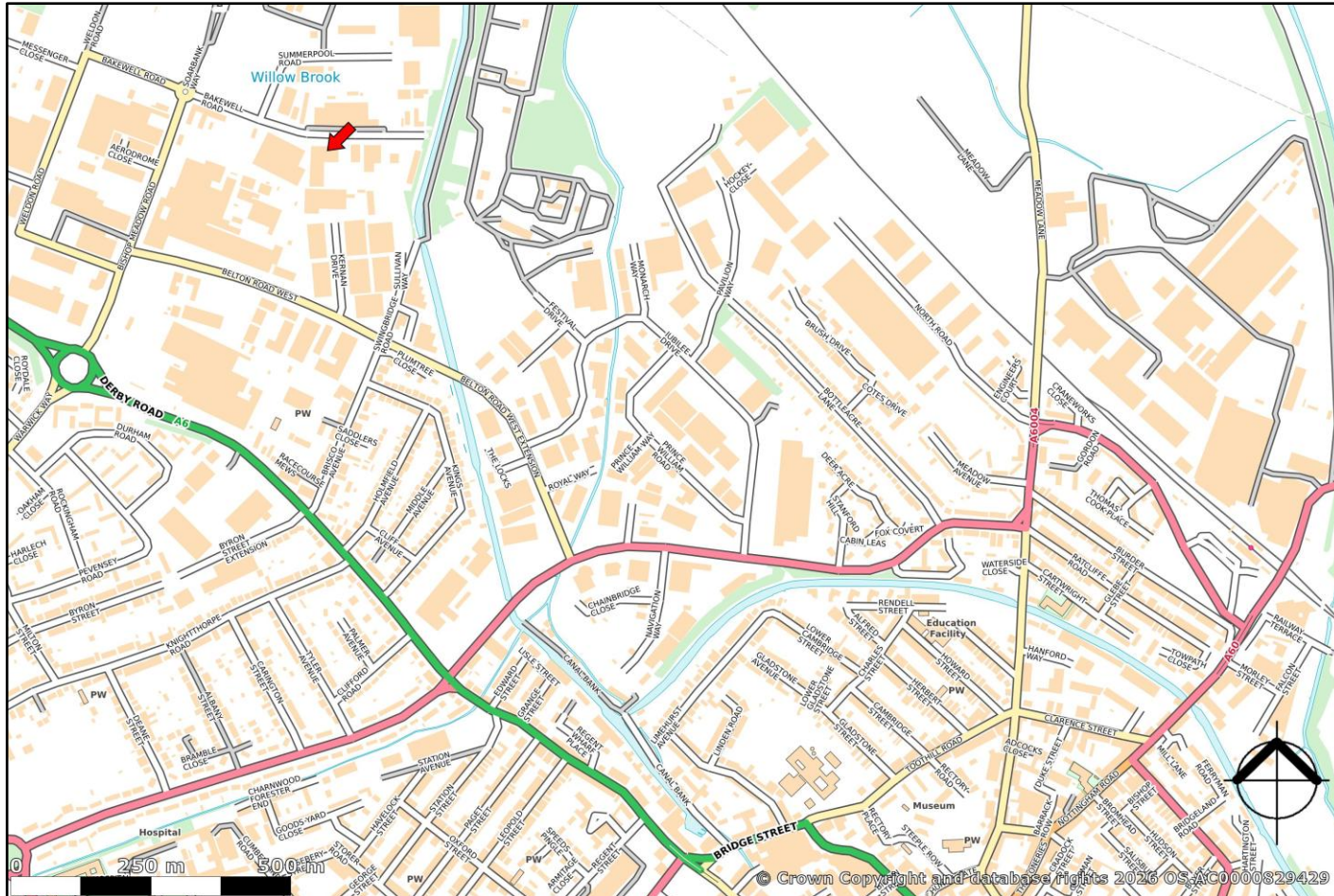
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LOCATION

The property is located on Bakewell Road within Belton Road Industrial Estate, an established industrial business park to the north of Loughborough having access directly off the A6 onto Bishop Meadow Road which leads to Bakewell Road.



what3words: ///staple.prove.same



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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