

**MATHER  
JAMIE**

01509 233433

**Unit 9 Falcon Business Park  
Meadow Lane  
Loughborough  
LE11 1HL**

**FOR SALE**  
(long leasehold)  
**£795,000**



**Fully Let Investment**

**670.10 sq m (7,213 sq ft)**

# Unit 9 Falcon Business Park, Meadow Lane, Loughborough, Leics, LE11 1HL

## DESCRIPTION

The subject property provides an industrial warehouse unit, fully occupied as a trade counter and stores.

The property is of steel frame construction with brick block and clad elevations. The unit has a solid concrete floor beneath a twin-pitch, north-lit, light steel truss roof, with profile clad and translucent light panels. There is a powered roller shutter loading access door and a gas Benson blower heater to the warehouse. Internal clearance to the underside of the light steel truss is 4.86m.

There is an integral ground floor office, male and female WCs and kitchen plus a tenant fitted mezzanine in part.

Externally there is parking for 13 cars.



## ACCOMMODATION

Total GIA	670.10 sq m	(7,213 sq ft)
-----------	-------------	---------------

## SALE PRICE

**£795,000 (seven hundred and ninety five thousand pounds)**, low capital value of £110 per sq ft and gross yield at review, assuming £55,000, of approximately 6.9%.

## VAT

The position regarding VAT is to be confirmed.



# Unit 9 Falcon Business Park, Meadow Lane, Loughborough, Leics, LE11 1HL

## TENURE

The property is available on a long leasehold basis. The long leasehold is for 999 years from 12 April 2002 at a peppercorn rent.

The property is subject to a lease dated 6 August 2013 to 5 August 2028, on a full repairing and insuring basis, subject to a Schedule of Condition at a current passing rental of £37,060 pa, excluded from the Landlord and Tenant Security of Tenure Provisions.

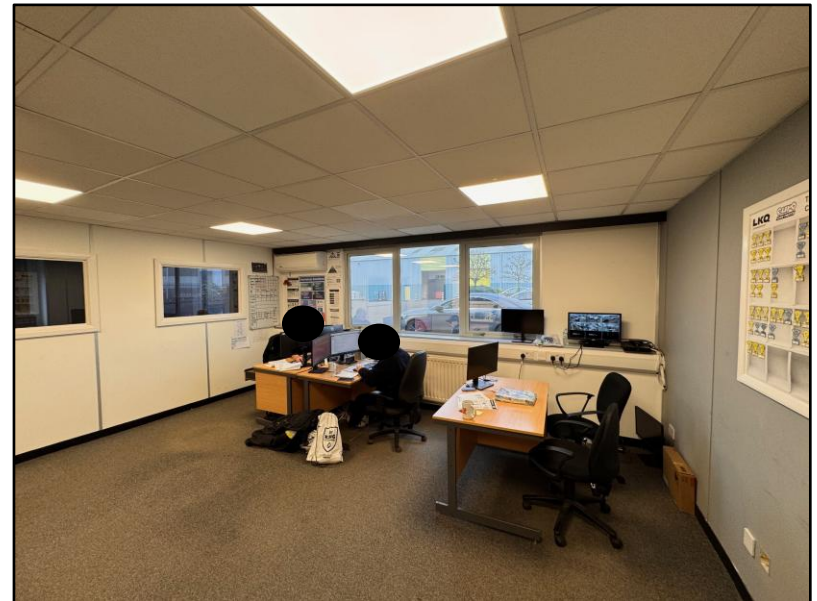
The tenant has an option to renew, subject to providing notice to the Landlord in accordance with the lease terms, for a term of 10 years from 6 August 2028 to 5 August 2038, subject to an upward only rent review to open market rent on the term commencement date and the 5<sup>th</sup> anniversary of the term, ie, first review date 6 August 2028. The renewal lease if taken will contain no break option and will not provide an option to renew the lease.

## ESTIMATED RENTAL VALUE

We are of the opinion that the current rental value of the property is in the region of £55,000 per annum.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2024/2025  
Rateable Value: £39,000



# Unit 9 Falcon Business Park, Meadow Lane, Loughborough, Leics, LE11 1HL

## LEGAL COSTS

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

## 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 consent under Class B1/B2/B8 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).



# Unit 9 Falcon Business Park, Meadow Lane, Loughborough, Leics, LE11 1HL

## LOCATION

The subject property is located on Falcon Business Park, a purpose developed industrial development created in 2002, which provides a range of industrial units. The property benefits from good access to Meadow Lane and affords easy access to Nottingham and Loughborough.



**what3words:**

///bands.shows.beside



## **CONTACT:**

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

**Matt Egglenton BSc (Hons)**  
**matt.egglenton@matherjamie.co.uk**  
**07751 752280**



**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