

**MATHER
JAMIE**
01509 233433

**60 Broad Street
Loughborough
Leics
LE11 5AB**

FOR SALE / TO LET
£350,000 / £22,000 pax



**Rare Town Centre self-contained site &
Industrial Premises**

**175.12 sq m (1,885 sq ft)
Site Area 0.17 acres**

60 Broad Street, Loughborough, Leics, LE11 5AB

DESCRIPTION

The property comprises a town centre site incorporating a detached industrial unit with brick and blockwork wall under a pitched corrugated roof, incorporating translucent light panels and an eaves height of approximately 3.97m.

The property benefits from workshop, electric roller shutter, WC and lean-to providing additional storage with an eaves height of 2.48m. Additionally, there is a portacabin which provides ancillary and welfare accommodation.

Externally the property benefits from a concrete yard enclosed with secure steel fencing and entrance gate.

ACCOMMODATION

Workshop	175.12 sq m	(1,885 sq ft)
Lean-To	51.53 sq m	(555 sq ft)
Portacabin	42.22 sq m	(434 sq ft)
Total GIA (excl lean-to & portacabin)	175.12 sq m	(1,885 sq ft)
Total Site Area	0.17 acres	

TENURE

The property is available freehold with vacant possession or leasehold by way of a new lease on terms to be agreed.



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PRICE

£350,000 (three hundred and fifty thousand pounds).

RENT

£22,000 (twenty two thousand pounds) per annum exclusive.

VAT

VAT will be charged on the sale price / rent.

BUSINESS RATES

Local Authority: Charnwood
Period: 2024/2025
Rateable Value: £12,750

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.



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PLANNING

We understand the premises have authorised planning consent under Sui Generis terms for working of stone and industrial purposes associated with the funeral care business with ancillary porta cabin and workshop, in accordance with the Town and Country Planning (Use Classes) Order 1987.

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

NB: Alternative redevelopment options may be available, subject to relevant planning consents.

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).

LOCATION

The subject property fronts Broad Street, located off Ashby Road, the main route into Loughborough town centre.

Approximate distances:

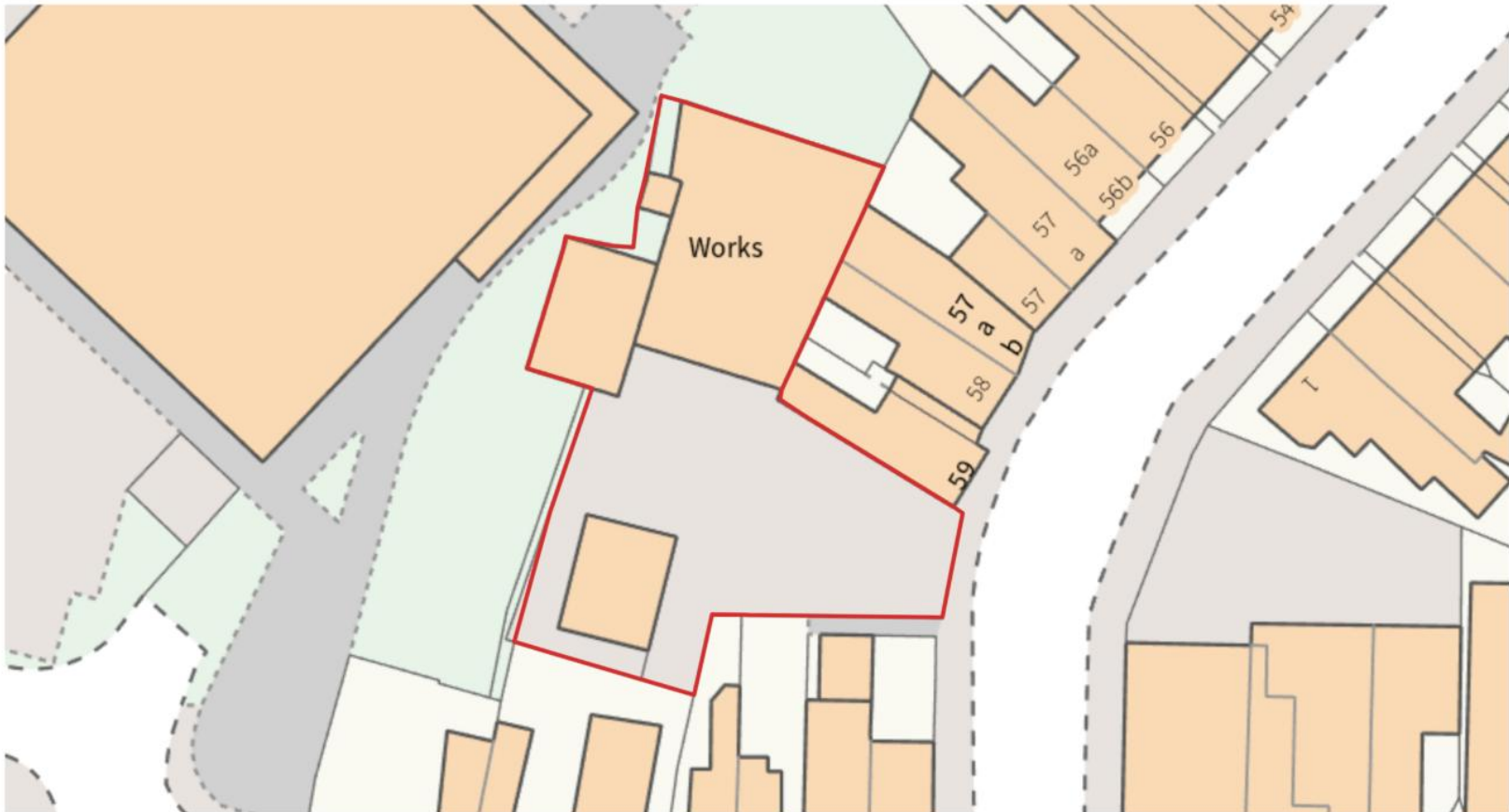
- Loughborough Town Centre – ¼ mile
- Junction 23, M1 motorway – 3 miles
- East Midlands Airport – 9 miles

 **what3words:**
///gold.planet.reduce



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Indicative Site Plan



Produced on Land App, Dec 16, 2024
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10 m
Scale 1:348 (at A4)



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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