

**MATHER
JAMIE**

01509 233433

37 Moor Lane
Loughborough
Leics
LE11 1AY

TO LET
(may sell)
£70,000 pax



**Prestigious Church Conversion
suitable for a variety of uses**

547.20 sq m (5,891 sq ft)

37 Moor Lane, Loughborough, Leics, LE11 1AY

DESCRIPTION

The subject premises is a former Church building converted to the highest standards having been sympathetically restored using traditional materials.

The property lends itself to a variety of uses having more recently been occupied by a specialist educational facility.

Currently the property comprises a mixture of classroom, office and communal spaces benefiting from suspended ceilings, LED lighting, air conditioning in part and heating via a gas fired boiler.

Externally the property is secured by fencing, hedgerow and a wall along the perimeter offering gated entrance which leads to a car park.

ACCOMMODATION

Ground Floor	393.43 sq m	(4,235 sq ft)
First Floor	153.77 sq m	(1,655 sq ft)
Total NIA	547.20 sq m	(5,890 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£70,000 (seventy thousand pounds) per annum exclusive.



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VAT

VAT will not be charged on the rent (or sale price).

BUSINESS RATES

Local Authority: Charnwood

Period: 2023/2024

Rateable Value: The property has been removed from the rating list, however the previous rateable value was £35,750. Interested parties should confirm the rateable value with Charnwood Borough Council

LEGAL COSTS

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

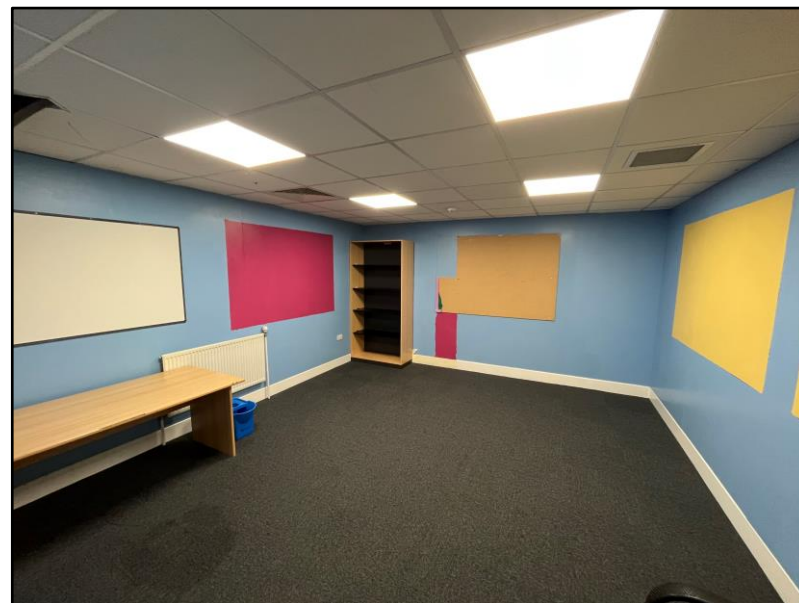
EPC

The property does not currently have an EPC. A new EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class F.1 of the Town and Country Planning (Use Classes) Order 1987.

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



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LOCATION

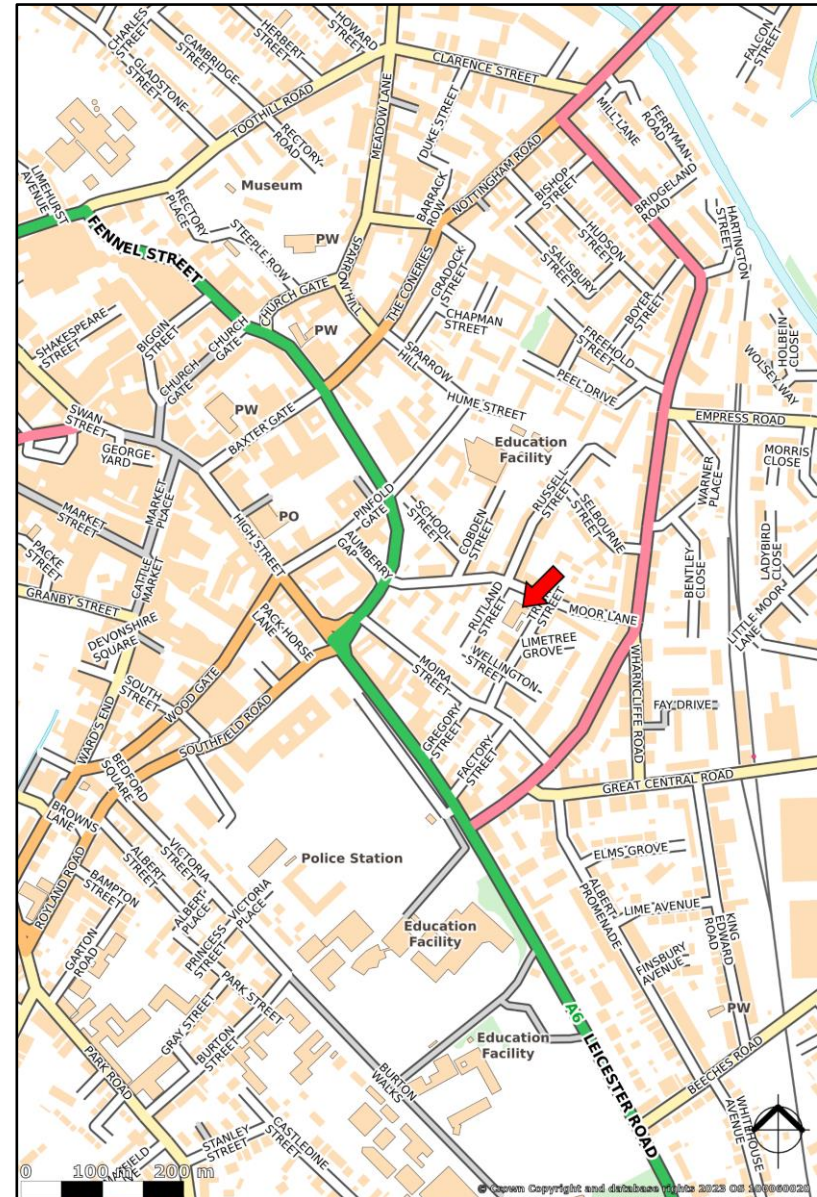
The property is located off Moor Lane in Loughborough, an out of town position with excellent southerly access to the A6 and A46 western bypass ring-road towards Leicester and north and west via Epinal Way towards Junction 23 of the M1 motorway which is approximately 3.5 miles away. The location benefits from good communication links to the highly evolved local network.

East Midlands Airport is 15 minutes by car and Loughborough mainline railway station approximately 1 mile distant providing regular services to Leicester, Nottingham and London.

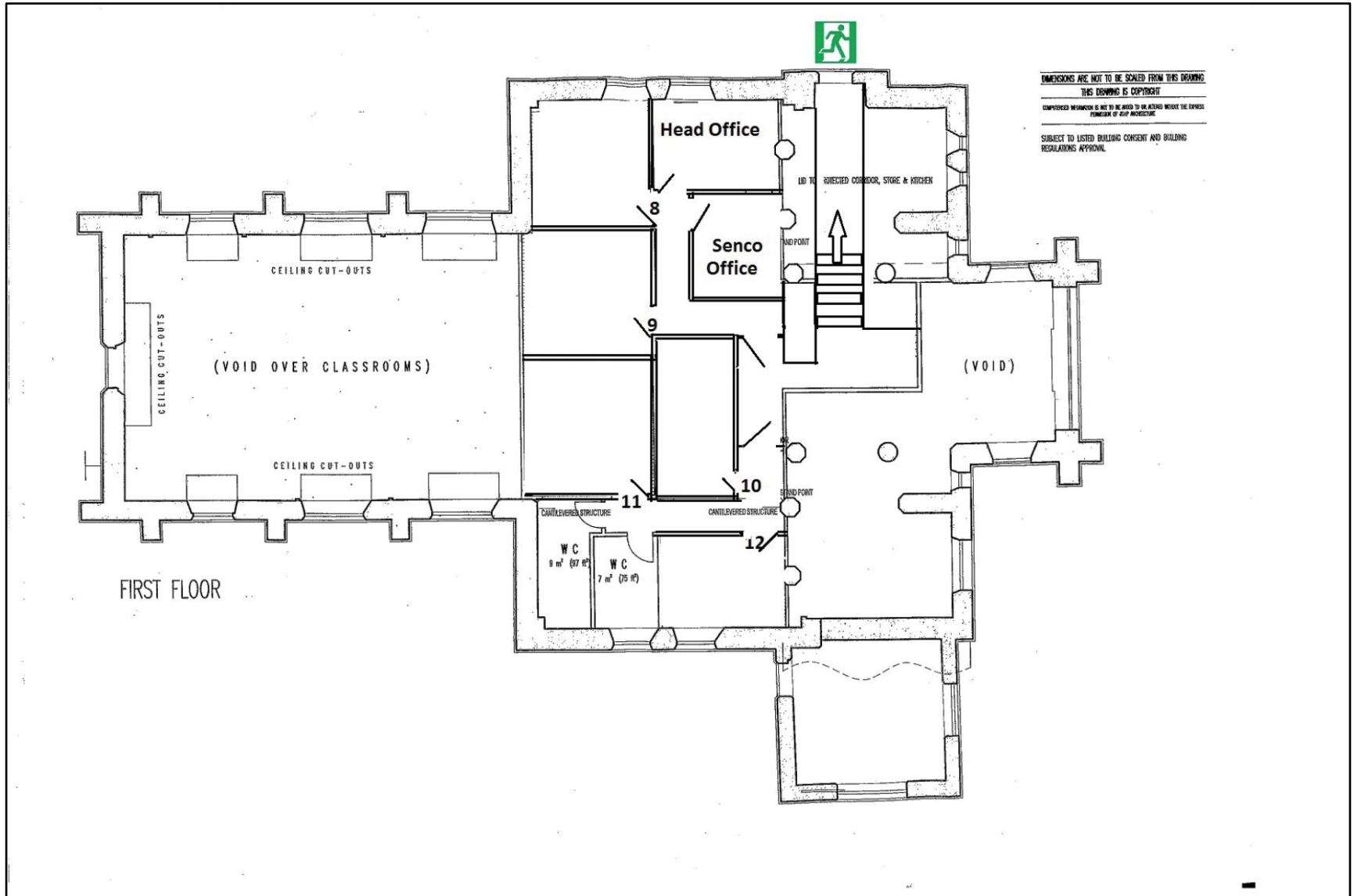


ANTI-MONEY LAUNDERING POLICY (in the event of a sale)

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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CONTACT:

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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