



## Mixed Investment For Sale

16 & 17 Churchgate, Loughborough, LE11 1UD

**Mixed residential and commercial  
investment - Guide price £495,000**

**2,000 sq ft**  
(185.81 sq m)

- Loughborough Town Centre
- Income producing ERV £46,420.
- 4 First floor flats
- 2 ground floor commercial units - 1 Available
- Commercial finance available.

# Mixed Investment For Sale, 16 & 17 Churchgate, Loughborough, LE11 1UD

## Summary

<b>Available Size</b>	2,000 sq ft
<b>Price</b>	Offers in the region of £495,000.00
<b>Car Parking</b>	There is no parking with the property
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

16 & 17 Churchgate comprise 2 properties - one 2 storey and one 3 storey property, with commercial units on the ground floor and 4 residential units on the first and second floors.

The properties are brick built and under pitched tiled roofs.

(P&F commercial have not inspected the residential accommodation)

## Location

This mixed use Investment is located just off the main pedestrianised town centre of Loughborough.

The town has a population in the region of 60,000 making it the largest settlement outside of the County capital of Leicester. The Town lies on the A6 and is approximately midway between Leicester and Nottingham. Loughborough is home to Loughborough university, an excellent facility that boasts one of the largest sports scholarship schemes in the UK. Good road and rail links to surrounding towns and cities, with the M1, M42 and M69 / M6 all within a 20-mile radius and direct rail access to St Pancras station.

## Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Accommodation

16 Churchgate - Commercial space (763 sq ft)- Currently available £12,000 pa

17 Churchgate - Commercial space (340 sq ft) - Let to The Gate Barbers - £7,500 per annum - Holding over currently

Both commercial tenants are due to sign new 6-year lease terms with 3-year breaks in 2024. These will be on internal repairing and insuring leases. No. 17 has benefitted from a new roof in the last 3 years.

Residential income: -

Flat 16a Churchgate - £476.66 pcm

Flat 16b Churchgate - £433.33 pcm

Flat 16c Churchgate - £466.66 pcm

Flat 4 16 Churchgate - £866.68 pcm

## Terms

For Sale freehold - Subject to tenants - leases available upon request.

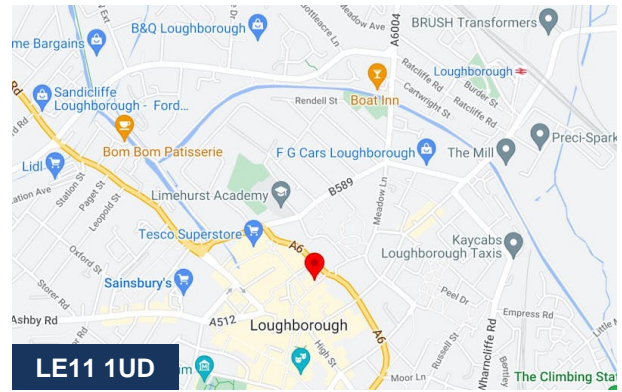
## Outgoings

Commercial unit 16 - £9900 per annum rateable value. Commercial unit 17 - £6700 per annum rateable value

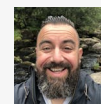
All tenants are responsible for rates payable.

## VAT

The property maybe opted to tax and VAT may apply to the purchase price. To be



## Viewing & Further Information



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confirmed by the sellers accountant in due course.