

For Sale / To Let

300 Park Road, Loughborough, LE11 2HL



REF: AMP3935

- Three-storey building benefitting from F1 (Formerly D1) use.
- Approximately 4,437 sq. ft with potential scope for extension.
- Main hall capable of seating a congregation of 100+ people.
- Ideal for Religious and Educational occupiers.
- Parking and external areas demised.
- Ancillary residential accommodation.
- Potential development site.

 Alex Martin

Description

This three-storey building in the heart of Loughborough is approximately 4,437 sq. ft currently benefiting from F1 (Formerly D1) use. The main hall seats a congregation of 100+ people and comprises of several office/classroom space, kitchen and WC facilities. There is also ancillary residential accommodation available.

It is ideal for Religious and Educational use.

The site is located just outside the city centre with great public transport links and many amenities in the local area. There are external areas and parking demised to the rear.

REF: AMP3935

Three-storey building benefiting from F1 (Formerly D1) use

 Alex Martin

An aerial photograph of a residential neighborhood. In the center, a three-story brick building is under renovation, with a blue tarp covering its roof. A white van and a blue truck are parked in the driveway. The surrounding area consists of other houses and a large, overgrown garden area to the right.

Location

This site is located just outside the city centre and under a 10 minute drive to Loughborough Station providing East Midlands Railway services and many bus routes are also readily available.

The M6 and A1 are both nearby allowing easy access to travel further up North or down South.

There are many Supermarkets, Cafe's and Retail stores nearby such as Tesco, Aldi and Boots. There is also parking and external areas demised.

REF: AMP3935

Three-storey building benefiting from F1 (Formerly D1) use

 Alex Martin



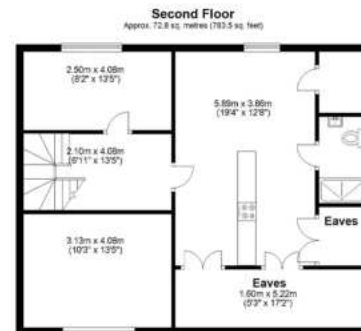
REF: AMP3935



Three-storey building benefiting from F1 (Formerly D1) use



Floor Plan



Accommodation:

Ground Floor - 2,872 sq. ft.

First Floor - 781 sq. ft.

Second Floor - 783 sq. ft.

Total - 4,436 sq. ft.

VAT:

Not Applicable.

EPC:

Available upon request.

Terms:

Sale Price - £500,000+.

Lease - £40,000+ pa.

Viewings:

Strictly by appointment with Alex Martin Commercial.



ALEX DAWSON

E alex@alexmartin.co.uk

M 07949 745533

T 020 7100 2348



BEN OLDSTEIN

E ben@alexmartin.co.uk

M 07824 098820

T 020 7100 2348

REF: AMP3935

Three-storey building benefiting from F1 (Formerly D1) use

Alex Martin Commercial
Alpha House
100 Borough High Street
London, SE1 1LB

www.alexmartin.co.uk