



Smiths
your property experts

Devonshire Square

Loughborough

- Rarely available property
- Split-class Freehold building in Devonshire Square
- Walking distance of Loughborough University Campus
- Full refurbishment and remodelling throughout 2023
- Fully let with professional and commercial tenants
- Beautiful period commercial premises
- Living space approximately 345 square feet per apartment

General Description

Smiths Property Experts are favoured with instructions to offer this rarely available fully refurbished and remodeled split-class Freehold building in Devonshire Square in Loughborough, giving a gross yield of 7.5% per annum. The area attracts exceptional footfall and is located in the heart of the town square, with excellent access to nearby road links, Loughborough train station and the university.

The Building

The building has undergone a full refurbishment and remodelling throughout 2023, and is now offered in exceptional and rarely available A1 condition, making this property a 'no hassle' investment. There is a beautiful shop with period façade and A1 class use, and upstairs two individual beautifully modelled and styled apartments. The building has been rewired, plumbed, replastered and meets with today's exacting building regulations.





The Property

Fully let with professional residential tenants and an excellent commercial tenant.

Commercial Premises 14 Devonshire Square

A beautiful period commercial premises. This popular thoroughfare has been recently redeveloped in the heart of the thriving university and market town of Loughborough. In brief, the shop comprises a main sales area of approximately 16'0 x 12'0 with a wonderful, glazed façade. There is also a fitted kitchen and ground floor WC.

Apartments 1 & 2

Expect to find beautifully presented living space measuring approximately 345 square feet per apartment accessed via a lockable gated walkway from Devonshire Square. The accommodation includes an open-plan living area with a fully fitted and integrated kitchen, one double bedroom, and a beautiful bathroom.

Property Information

EPC Rating: F.

Tenure: Leasehold. Flats 1 and 2 Council Tax Band: A.

Length of Lease: Years. Years Left: Years.

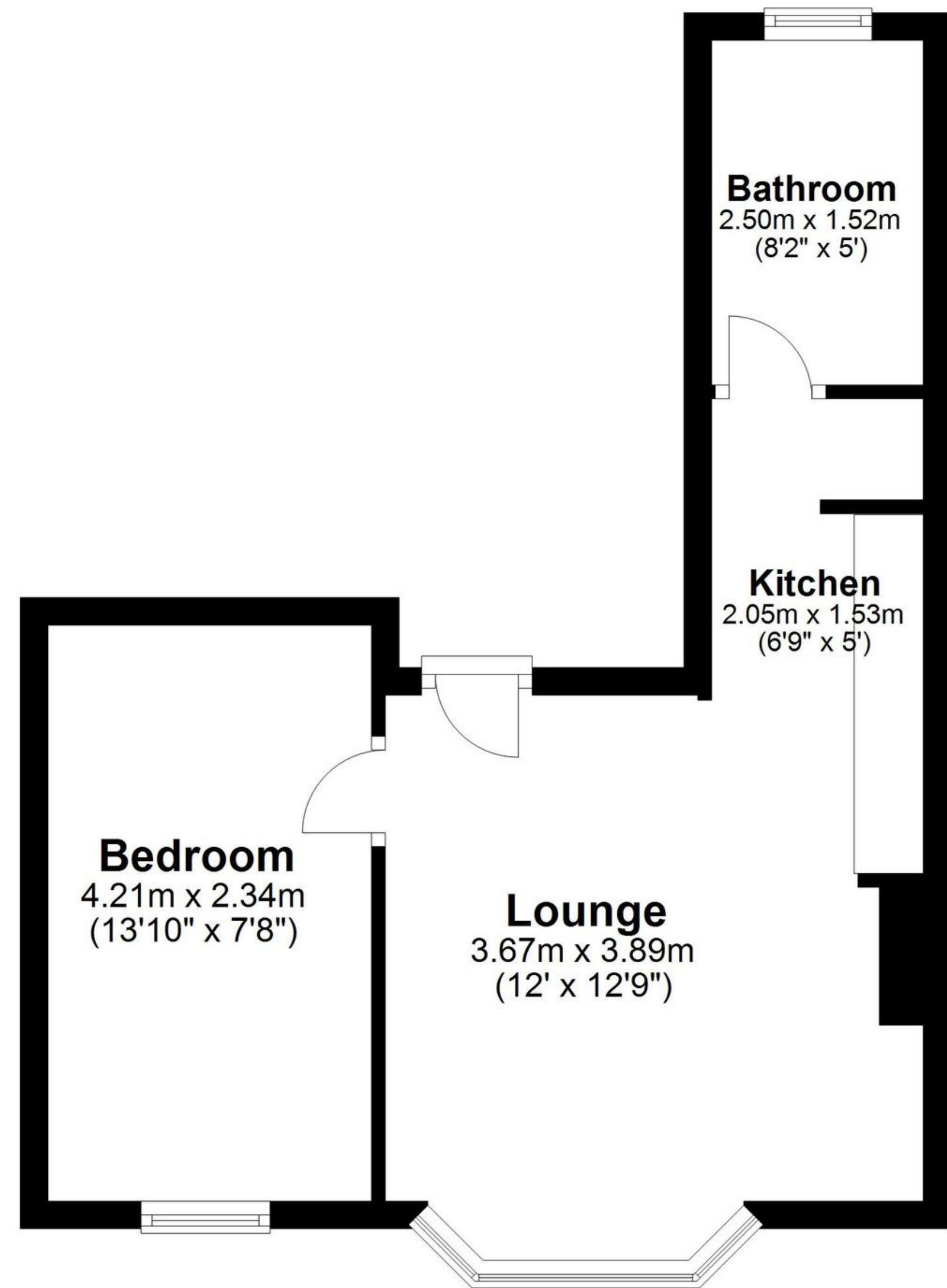
Local Authority: Charnwood Borough Council.



Important Information

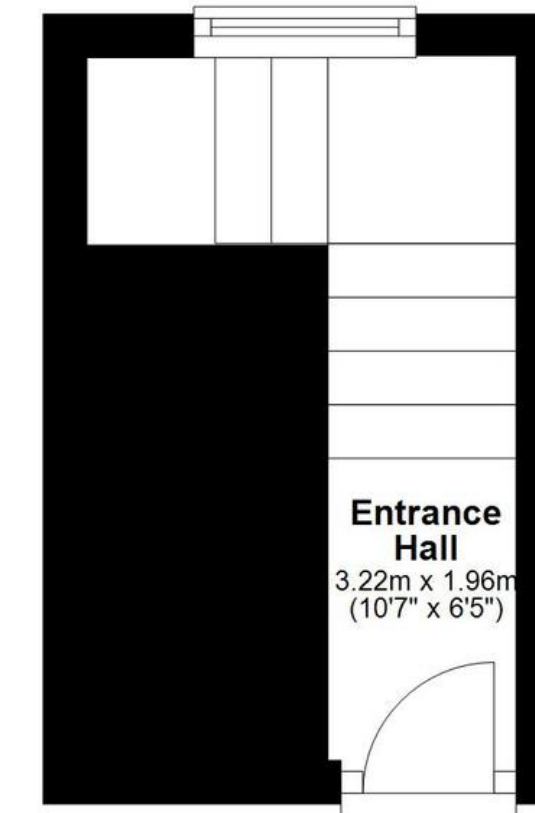
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

First Floor
 Approx. 32.1 sq. metres (345.0 sq. feet)

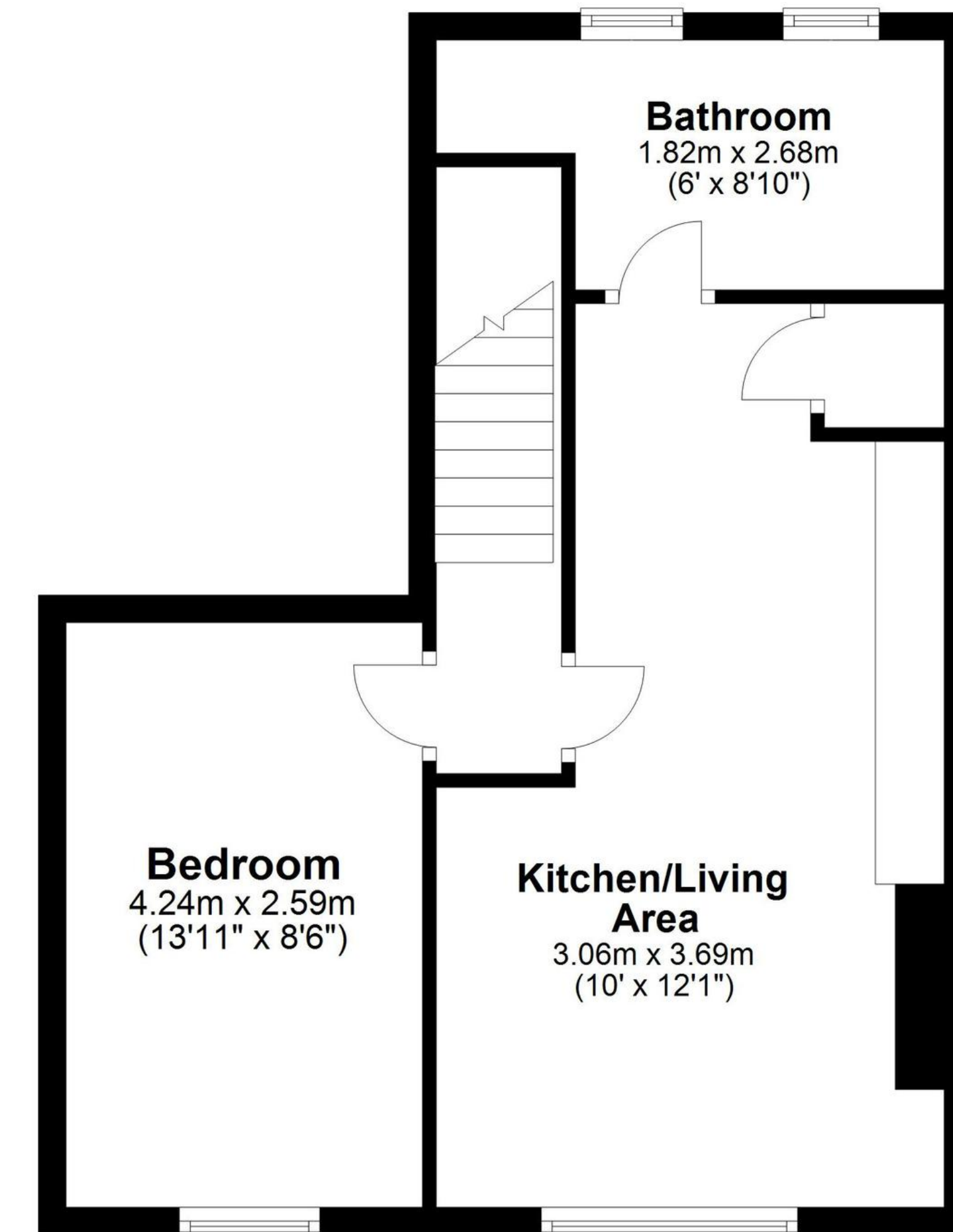


Total area: approx. 32.1 sq. metres (345.0 sq. feet)

First Floor
 Approx. 6.3 sq. metres (67.9 sq. feet)



Second Floor
 Approx. 42.8 sq. metres (460.6 sq. feet)



Total area: approx. 49.1 sq. metres (528.5 sq. feet)



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