



Nottingham Road, Loughborough, LE11 1ES

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**ANDREW
GRANGER & CO**
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Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£250,000

- No. 81 - a dance studio let under a 1954 Act Commercial Tenancy - £7,800/annum
- No. 81A - previously let on an AST for £800/PCM - with scope to be increased
- Could lend itself to an HMO
- Great transport links

An opportunity to acquire a mixed-use investment property comprising of a ground-floor commercial unit (No. 81) and a three bedroom flat above (No. 81A).

No. 81 is currently let as a dance studio on a 1954 Act commercial tenancy and provides an immediate income stream. No. 81A, previously let on a residential tenancy is now vacant and offers scope for renovation and enhancement, with the potential to increase rental yield.

Given Loughborough's status as a university town, 81A may lend itself to conversion to a House in Multiple Occupation (HMO), subject to the necessary planning consents. Please note that the property falls within an Article 4 Direction area, meaning that any change of use to an HMO will require planning permission. Furthermore, HMOs occupied by five or more tenants will also require a mandatory HMO licence.

LOCATION

The property is situated on the corner of Nottingham Road and Queens, on the eastern side of the vibrant market town of Loughborough. Loughborough is a well-connected university town offering a wide range of amenities including shops, schools, pubs, churches, and a hospital. The location provides convenient access to the town centre and its facilities. The property also has excellent transport links, with the M1 motorway junction located approximately 4 miles away and approximately 0.3 miles (5 minute walk) away from the railway station.

NO. 81 (Commerical Unit)

GROUND FLOOR

STUDIO

31'2" x 11'6"

Entrance hall and dance studio fitted floor length mirrors, with back door leading to small external walled yard area.

KITCHEN

10'0" x 11'7"

Fitted kitchen units with stainless steel sink, washing machine and fridge,

UTILITY

Rear utility room with WC and store room.

NO. 81A (the flat)

A residential property that would benefit from a scheme of modernisation and redecoration.

Please note that the property is in a selective licensing area of Loughborough and is currently licenced.

81A has a ground floor entrance hall with stairway leading up to the first floor living areas.

FIRST FLOOR

BEDROOM 3

13'10" x 16'1"

With fireplace, carpet and TV point.

DINING ROOM

13'8" x 10'4"

KITCHEN

9'6" x 9'4"

With kitchen units, fridge, sink and washing machine.

BATHROOM

With WC, bath with overhead shower and pedestal sink unit.

SECOND FLOOR

BEDROOM 1

13'11" x 16'1"

Double bedroom with carpet.

BEDROOM 2

13'8" x 10'4"

Spacious bedroom with carpet floor.

EPC

81A has an EPC rating of E - valid until August 2031.

81 has an C EPC rating of C - valid until June 2031.

TENURE

The property is freehold but subject to the following.

No. 81 is subject to a 1954 Act Commercial Tenancy - £ 7800/annum

No 81A (the residential flat) will be sold with vacant possession upon completion but previously has been let with a rental income of £800/PCM.

GUIDE PRICE

The land is being marketed for offers in the region of £250,000.

METHOD OF SALE

The property is offered for sale via private treaty.

VIEWING

All viewings to be made by prior appointment with Andrew Granger & Co.

FURTHER INFORMATION

For any further information, please contact:

Eloise Baker MSc BSc
Andrew Granger & Company
44-46 Forest Road, Loughborough, LE11 3NP

Tel: 01509 243720
E-mail: eloise.baker@sheldonbosleyknight.co.uk

Copies of tenancy agreements can be made available upon receipt of offers.

COUNCIL TAX AND BUSINESS RATES

No. 81A is within Council Tax Band A.

No. 80. Business Rates are £4,400 (tenants responsibility).

TITLE

The property is registered with the Land Registry under title LT113498 (part of).



Plan



For further information please email rural@sheldonbosleyknight.co.uk