



**The Cottage, 75 Woodgate,
Loughborough, LE11 2TZ**

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

A unique opportunity to purchase a let commercial unit centrally located within Loughborough Town Centre.

DESCRIPTION

A unique opportunity to purchase a let office / commercial premises, centrally located within Loughborough Town Centre.

LOCATION

The Cottage, 75 Woodgate are located on Woodgate, Loughborough. The property benefits from a central location with easy access to the wide range of amenities that Loughborough town centre has to offer. Good road connections surround the area along with being approximately 1 mile from Loughborough Train Station offering mainline rail connection throughout the country.

ACCOMODATION

The Cottage, 75 Woodgate

The property is currently let to Pathways Provision C.I.C, a Post 16 education provider. The Cottage is attached to 80-81 Woodgate on its northern elevation and provides a small range of open plan and private office space, currently utilised as educational classrooms and staff offices. A right of access which benefits neighbouring properties is present underneath the archway to allow access to third party buildings and yard area at the rear.

Floor area approximately: 1217 Sqft (113m²)

SERVICES

It is understood that the property is connected to all mains services.

EPC

The Cottage, 75 Woodgate: E 104

GUIDE PRICE

£210,000 (Two Hundred and Ten Thousand Pounds)

METHOD OF SALE

The portfolio is initially being offered for sale by Private Treaty. The vendor reserves the right to conclude the sale by an alternative method if required.

Guide Price: £210,000

TENURE

The property is held Freehold subject to and with the benefit of the occupational leases

Land Registry Title:

The Cottage, 75 Woodgate: LT381723

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with the selling agents.

TENANCIES

The Cottage, 75 Woodgate:

The current lease was agreed in October 2024 for a term of 12 months until October 2025. After this period the tenancy will continue as a contractual periodic tenancy until terminated. The current rent is £12,000 per annum.

PLANNING AND DEVELOPMENT

The agents understand the property has authorised planning consent under class B1.

FURTHER INFORMATION

For further information, please contact:

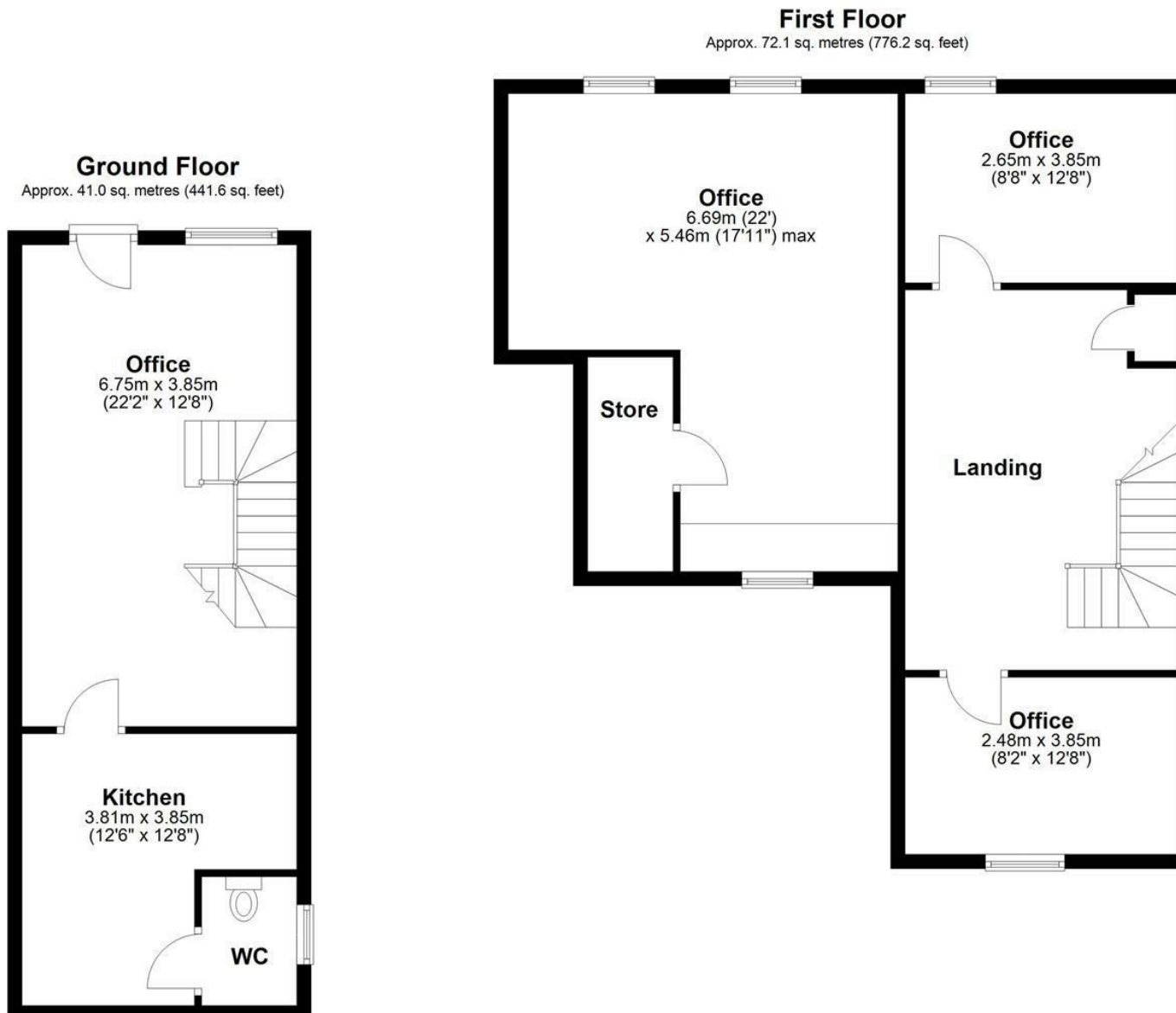
Edward Higgins BSc (Hons) MRICS

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Tel: 01509 243720

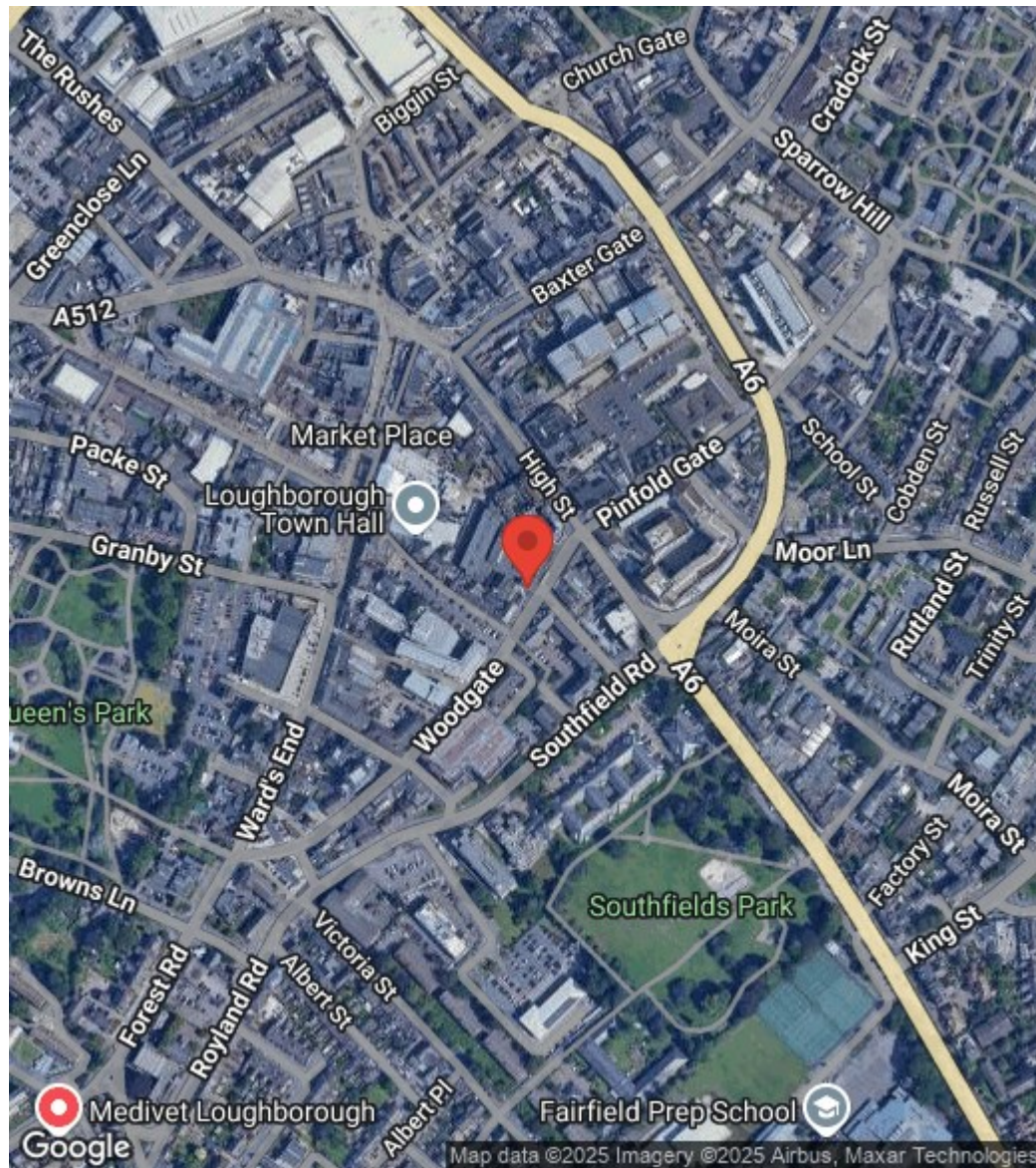
Email: edward.higgins@sheldonbosleyknight.co.uk

Floorplan

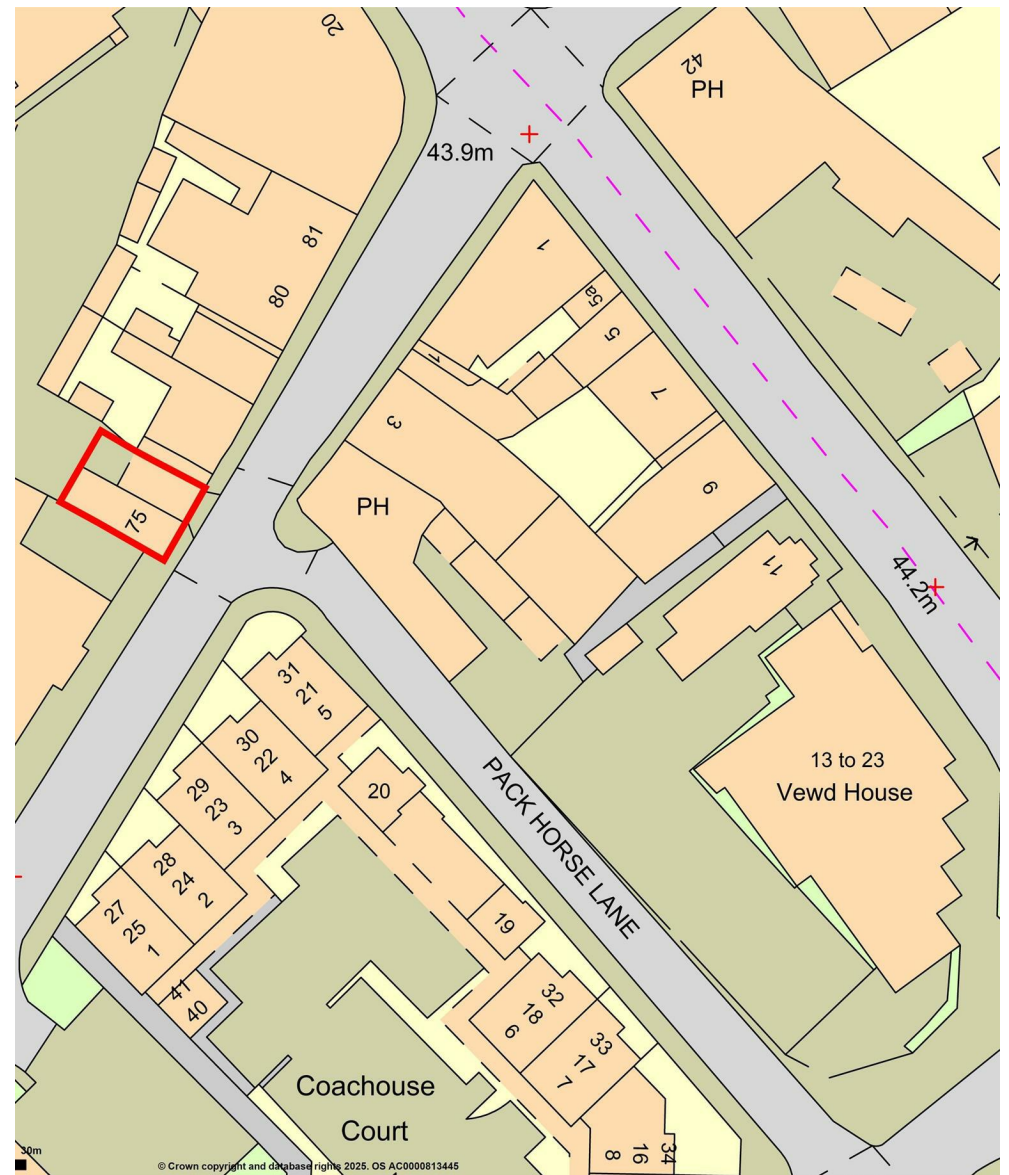


Total area: approx. 113.1 sq. metres (1217.7 sq. feet)

Map



Plan



For further information please email edward.higgins@sheldonbosleyknight.co.uk