



Granby Street, Loughborough



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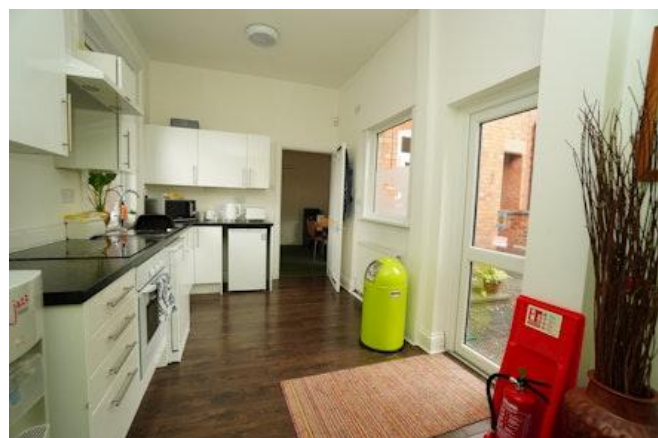
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£425,000

- FREEHOLD COMMERCIAL PREMISES
- CURRENTLY BUSINESS OFFICES
- DETACHED ACCOMODATION
- OFF ROAD PARKING FOR THREE CARS
- DETACHED SINGLE GARAGE
- CENTRAL TOWN CENTRE LOCATION
- FREEHOLD
- EPC rating D



A rare opportunity to acquire a detached freehold commercial premises including a single garage and parking for three vehicles, located within Loughborough town Centre opposite Queens Park.

The accommodation has been exceptionally well maintained and currently operates as business offices, with eight separate rooms in total along with a generous kitchen, bathroom, separate W.C. and a pleasant rear courtyard garden.

The Victorian age property retains some internal character features from period style fireplaces, original panelled doors and a beautiful quarry tiled entrance hallway.

Enter through the hallway which leads to three separate ground floor offices in addition to a central meeting room, understairs storage cupboard and a generous rear facing kitchen. The Kitchen is fully equipped with base, drawers and eye-level cupboards, built in electric oven, four ring electric hob and extractor, and plumbing for a dishwasher.

On the first floor there are four further separate offices making this eight in total, a bathroom with over bath mixer shower, shower screen, W.C. and sink, and an additional W.C. adjacent.

Good to know; The property has UPVC double glazing throughout. Gas central heating powered by a Worcester combination boiler located in the bathroom airing cupboard. Full ADT monitored alarm system. Smoke Alarms.

To find the property; Sat Nav Postcode: LE11 3DU - what3words: ///polite.maple.valid



OFFICE FRONT RIGHT 4.68m x 3.83m (15'5" x 12'7")

OFFICE FRONT LEFT 3.49m x 2.84m (11'6" x 9'4")

OFFICE REAR LEFT 4.13m x 3.83m (13'6" x 12'7")

MEETING ROOM 4.09m x 3.01m (13'5" x 9'11")

KITCHEN 4.57m x 2.69m (15'0" x 8'10")

OFFICE FF FRONT LEFT 4.11m x 3.49m (13'6" x 11'6")

OFFICE FF FRONT RIGHT 4.24m x 3.51m (13'11" x 11'6")

OFFICE FF REAR LEFT 3.8m x 3.68m (12'6" x 12'1")

OFFICE FF REAR RIGHT 3.1m x 2.68m (10'2" x 8'10")

BATHROOM 2.53m x 2.47m (8'4" x 8'1")

SEPARATE W.C. 1.55m x 0.92m (5'1" x 3'0")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band TBC WITH VENDOR

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

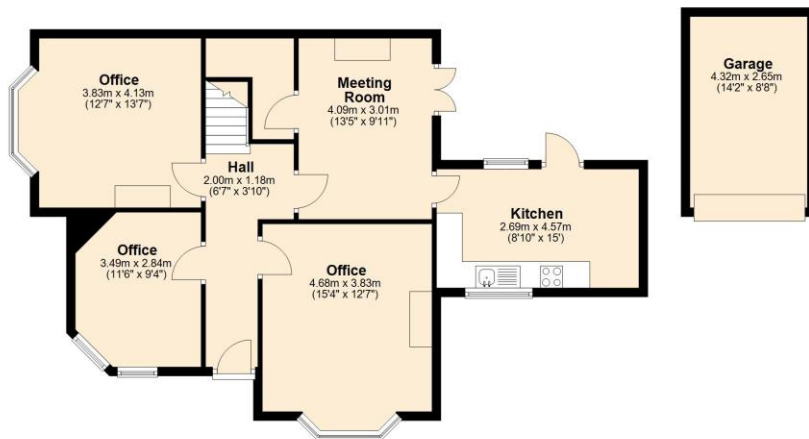
REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

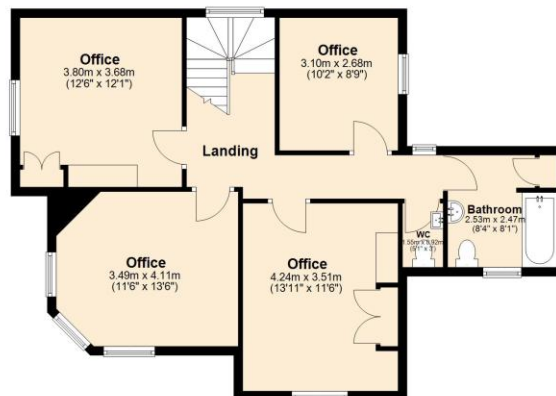




Ground Floor
Approx. 92.4 sq. metres (994.6 sq. feet)



First Floor
Approx. 72.9 sq. metres (784.7 sq. feet)



Total area: approx. 165.3 sq. metres (1779.3 sq. feet)



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