



**2 Bishop Meadow Road
Loughborough
Leicestershire
LE11 5RE**

01509 233433

**ALL ENQUIRIES
FOR SALE / TO LET**

In excess of £1,500,000 / £125,000 pax



**Prominent roadside opportunity previously occupied
by Barclays Bank**

**Gross Internal Area: 10,698 sq ft
Site Area: 1.61 acres**

2 Bishop Meadow Road, Loughborough, Leics, LE11 5RE

LOCATION

The subject property is located in a highly prominent position on the corner of Bishop Meadow Road and the A6 to the northern periphery of Loughborough town centre at the entrance into the main industrial estate of Loughborough.

Major nearby occupiers include Morrisons, Co-Op, McDonalds, Go Outdoors, Home Bargains, The Range, Pets at Home, Halfords, Dreams, Kindeva, Fisher Scientific and Charnwood Biomedical Campus.

Loughborough town centre is approximately 1 mile to the south with the railway station approximately 1½ miles.

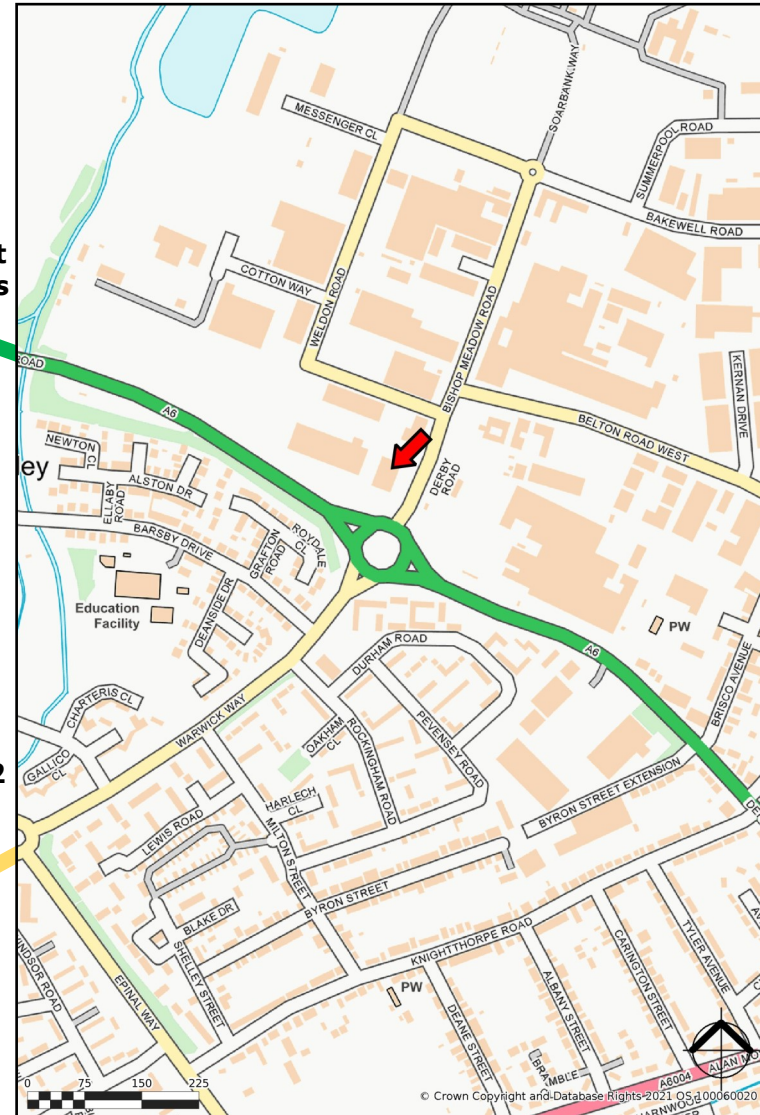
Junctions 23 and 23a of the M1 motorway are within 3 and 6½ miles respectively and East Midlands Airport is within 6½ miles.




To M1 Junction
23A & East
Midlands Airport
approx 6½ miles




To M1
Junction 22
approx 3
miles




Loughborough
Train Station
approx 1½
miles


Loughborough
Town Centre
approx 1 mile

2 Bishop Meadow Road, Loughborough, Leics, LE11 5RE

DESCRIPTION

Substantial former banking hall with ancillary offices, strong room, male/female WCs, meeting room and kitchen on a substantial site of 1.61 acres with current parking for approximately 70 cars.

The majority of the space is open plan layout suitable for a variety of uses, subject to appropriate consents.

ACCOMMODATION

Total GIA 993.83 sq m (10,698 sq ft)

TENURE

The property is available on a new lease on terms to be agreed or alternatively freehold with vacant possession.

PRICE

Offers in excess of **£1,500,000 (one million five hundred thousand pounds)**.

RENT

£125,000 (one hundred and twenty five thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent / sale price.

BUSINESS RATES

Local Authority: Charnwood
Period: 2021/2022
Rateable Value: £70,000

LEGAL COSTS

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

EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987. Interested parties should make their own enquiries.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720

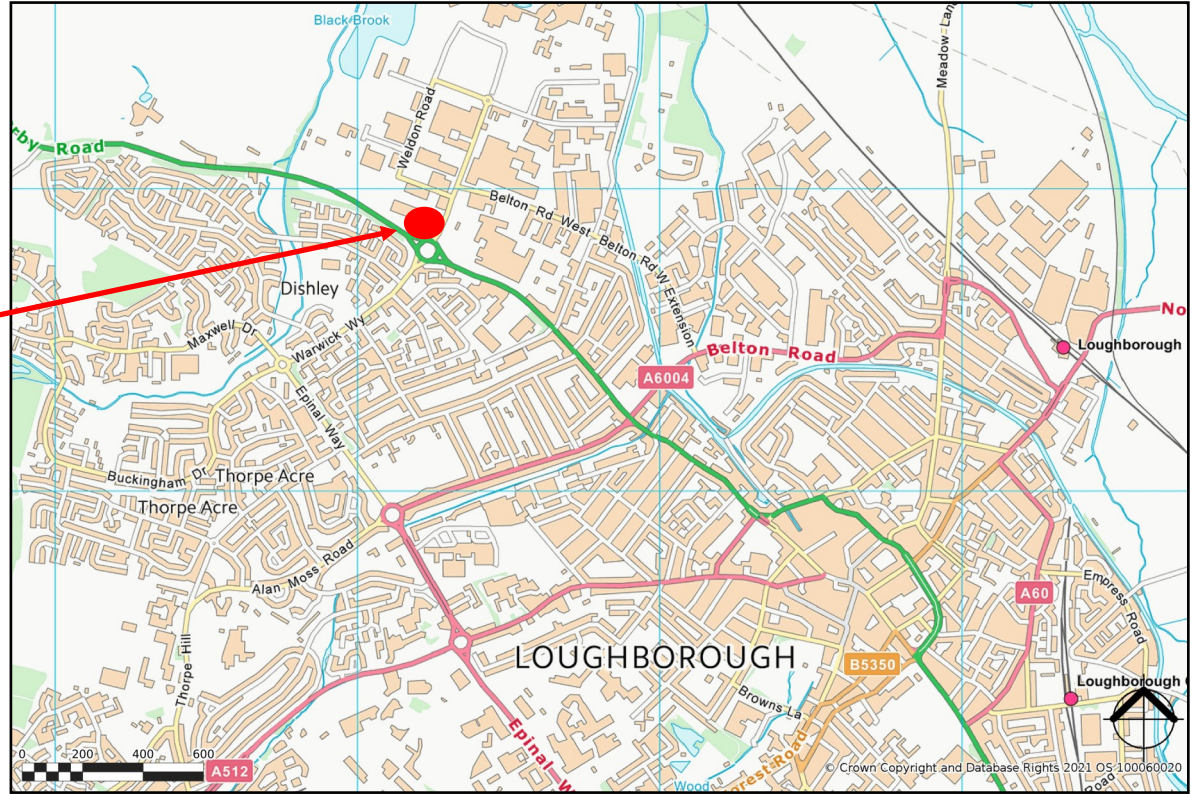
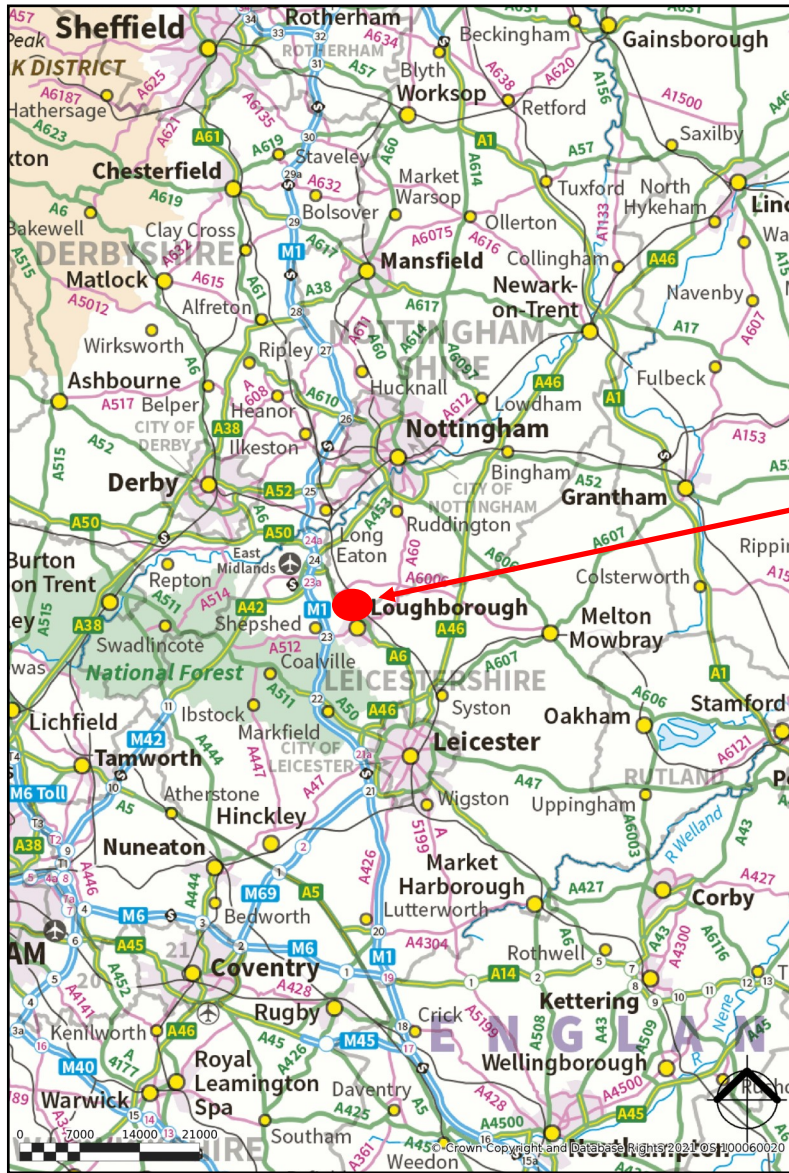
2 Bishop Meadow Road, Loughborough, Leics, LE11 5RE



2 Bishop Meadow Road, Loughborough, Leics, LE11 5RE



2 Bishop Meadow Road, Loughborough, Leics, LE11 5RE



IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations