

7 TO 7BE WARDS END, LOUGHBOROUGH,



£540,000

We are delighted to offer on the market this incredible opportunity of purchase and investment of Three commercial units located in this popular thoroughfare in Loughborough. Each unit generates an annual income of £7,000, £10,800 & £13,000 with storage units and parking to the rear. All units are currently let on an Internal Repair and Insuring Leases. 7 Wards End energy rate E. 7A Wards End energy rate C. 7B/E Wards End energy rate C.

Commercial Sales

7 WARDS END

SHOP/RECEPTION AREA: *23'6'' x 8'6'' (7.2m x 2.6m)* Staircase rising off to the first floor. Suspended ceiling, dual aspect windows to the front and to the side. Door to rear:-

FIRST FLOOR LANDING: Door to fire escape. Internal doors to:-

OFFICE 1: *13'8'' x 13'6'' (4.2m x 4.1m)* UPVC double-glazed bay window to the front elevation. Suspended ceiling and floor to ceiling fitted cupboards with sliding doors.

OFFICE 2: *13'1'' x 8'6'' (4.0m x 2.6m both maximum)* UPVC double-glazed window to the front elevation. Suspended ceiling.

KITCHEN AREA: Which has base units with sink inset and water heater over. UPVC double-glazed window to the rear. Ceiling light point.

OFFICE/SITTING ROOM: *8'6'' x 6'3'' (2.6m x 1.9m)* UPVC double-glazed window to the rear elevation. Ceiling strip light. Wall mounted heater.

WC: WC and wash hand basin. Ceiling light point. Large outside store with Electricity. Covered parking space for one vehicle within gated yard.

7A WARDS END

FRONT RECEPTION: *16'11'' x 13'5'' (5.18m x 4.11m)* single glazed window to front elevation. Door to:

REAR OFFICE: *5'6'' x 13'5'' (1.67m x 4.11m)* Door to rear courtyard. Outside WC. Parking space for one vehicle within gated yard. Outside store with Electricity.

7B/E WARDS END

SALES AREA: *24'1" minimising to 12'10" x 14'7" minimising to 10' (7.3m minimising to 3.9m x 4.4m minimising to 3m)* Plus window recess. Single glazed windows to front elevation. Ceiling light point. Door through to cellar. Open way through to:

HALLWAY: Ceiling light point. Doors through to:

OFFICE 1: 9'4" x 6'10" (2.8m x 2.08m) Two ceiling strip lights.

OFFICE 2: 12'4" x 9'7" (3.7m x 2.9m) Two ceiling strip lights. Two skylights. Door to cupboard housing a wash hand basin.

STORE ROOM: 12'11" x 10'5" (3.6m x 3m) Two ceiling strip lights. Skylight. Single glazed window to side elevation. Door leading to Courtyard.

Office 2 and the storeroom are currently one sales room.

FIRST FLOOR

LANDING: Single glazed window to rear elevation. Ceiling light point. Doors through to:

OFFICE 2: 13'4" x 11'10" (4m x 3.6m) Double glazed window to front elevation. Ceiling strip light. Feature fireplace. Built in storage cupboard.

OFFICE 3: 13'5" x 9'3" (4m x 2.8m) Double glazed window to front elevation. Ceiling strip light. Feature fireplace. Built in storage cupboard.

STORAGE ROOM: 9'2" x 7'6" (2.8m x 2.2m) Single glazed window to rear elevation. Ceiling light point. Storage cupboard.

W.C.: 6'1" x 6' 1" (1.8m x 1.8m) Comprising of a W.C and wash hand basin. Double glazed window to rear elevation. Ceiling light point.

OUTSIDE: There is an undercover car parking space within a gated yard. There is also an outside W.C.

SERVICES: Mains Water and Electricity are connected. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION:

The purchase is for the freehold of three commercial Units. Each unit is subject to an internal repairing and insuring lease.

7 Wards End is let at £10,800, the lease ends on the 19th November 2029 with upward Rent Review 20th November 2026.

7A Wards End is let at £7,000, the lease ends on the 2nd February 2027.

7B/E Wards End is let at £13,000, the lease ends on the 23rd July 2029 with upward Rent Review 24th July 2026.

LOCAL AUTHORITY:

Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE:

Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING:

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING:

Strictly by prior appointment through ourselves.

IMPORTANT NOTE:

All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 22 September 2025. We are members of The Property Ombudsman scheme.