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Mon-Sat
7.30-9.00 am
4.30-6.00 pm

MOSS

blue monkey
brewery
FREE HOUSE

Investment Portfolio, Woodgate, Loughborough, LE11 2XE

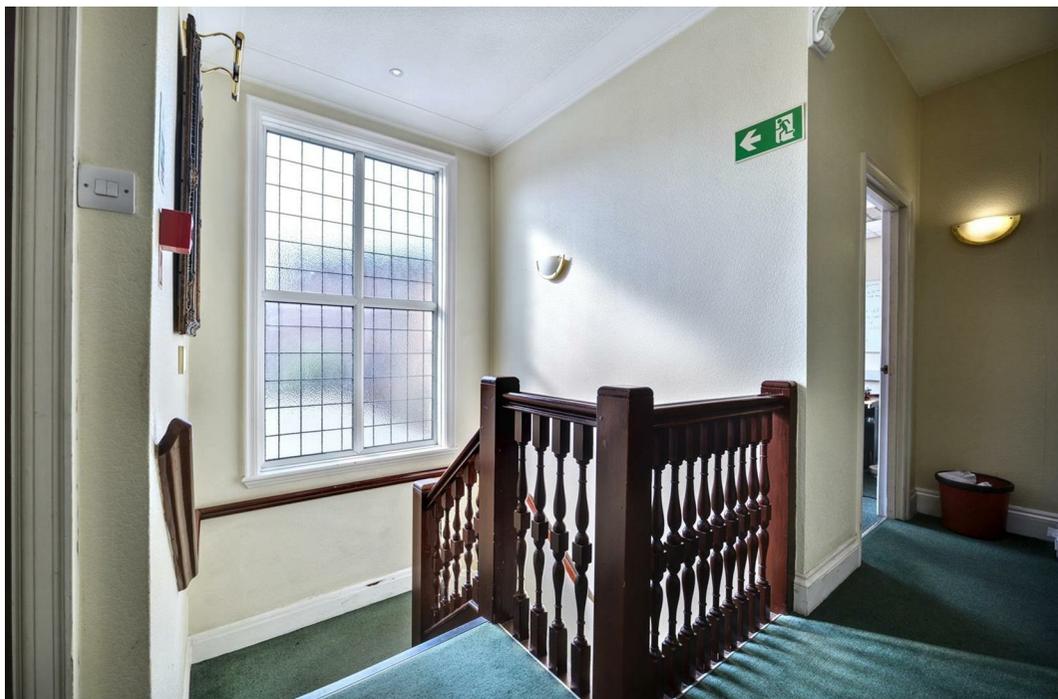
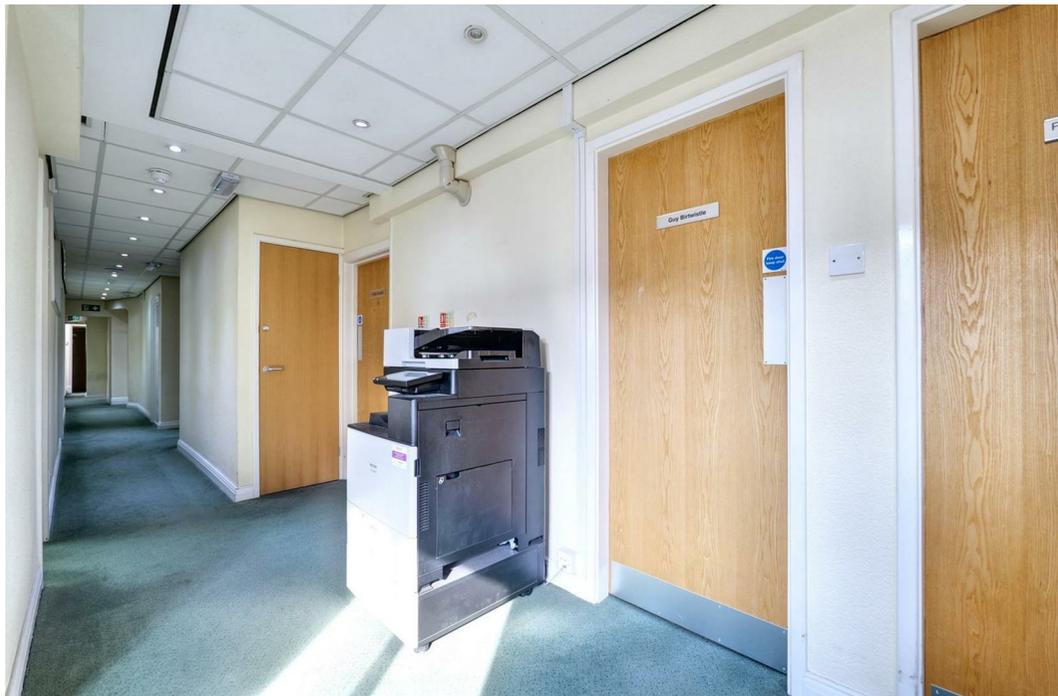
ANDREW
GRANGER & CO

Part of
SHELDON
BOSLEY
KNIGHT
LAND AND
PROPERTY
PROFESSIONALS

Property Description

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

**Guide Price:
£850,000**



DESCRIPTION

A unique opportunity to purchase a significant let investment portfolio, centrally located within Loughborough Town Centre.

LOCATION

80 - 81 Woodgate is 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

80 - 81 Woodgate:

The property is currently let to Moss Solicitors LLP and benefits from well-proportioned office accommodation split over two floors and is currently divided into twenty-three private offices, a meeting room, reception area, safe room, and a range of storage cupboards. In addition to this, a variety of W/C facilities and utility spaces are available. Two separate cellars provide useful storage areas and are both accessed from the ground floor. Externally the property benefits from a secure yard area and a range of outbuildings and sheds currently utilised for storage.

Floor area approximately: 4010 Sqft (372m²)

SERVICES

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

EPC

80 - 81 Woodgate: C 67

GUIDE PRICE

£525,000 (Five Hundred and Twenty Five Thousand Pounds)

METHOD OF SALE

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

TENURE

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

Land Registry Title:

80 - 81 Woodgate: LT158930

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

80 - 81 Woodgate:

The current lease was agreed in October 2023 with a contractual term until 30th April 2033. The current rent is £24,000 per annum with a review date set for 30th April 2028. A tenants break option exists for 30th April 2028.

Further information on specific details of the current lease agreements is available by request.

PLANNING AND DEVELOPMENT

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

The property presents an opportunity for an incoming purchaser to explore the possibility of further development. The current vendors had planning consent previously granted (now lapsed) for a significant extension of the main office buildings.

FURTHER INFORMATION

For further information, please contact:

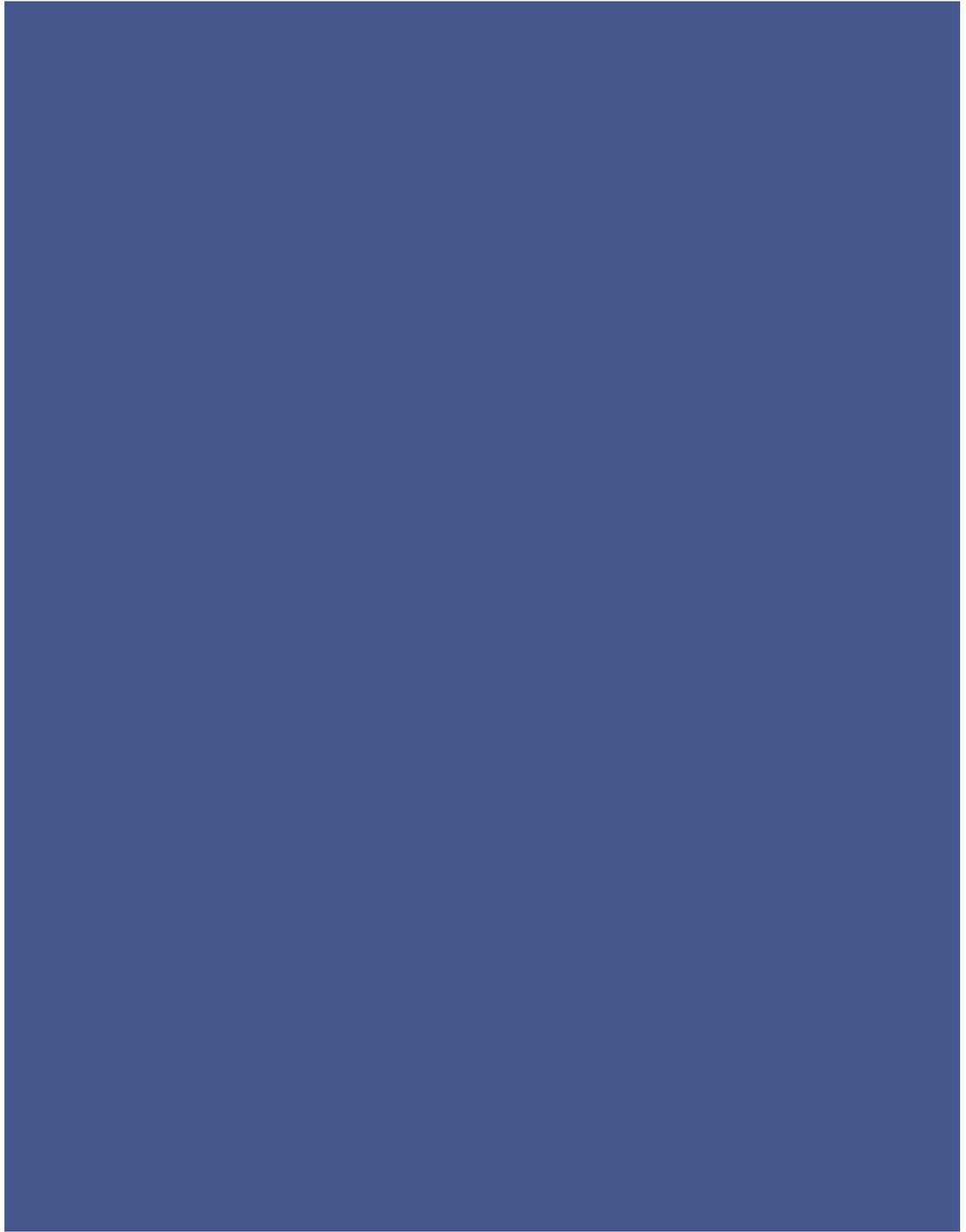
Edward Higgins BSc (Hons) MRICS

Andrew Granger & Company, 44-46 Forest Road, Loughborough, LE11 3NP

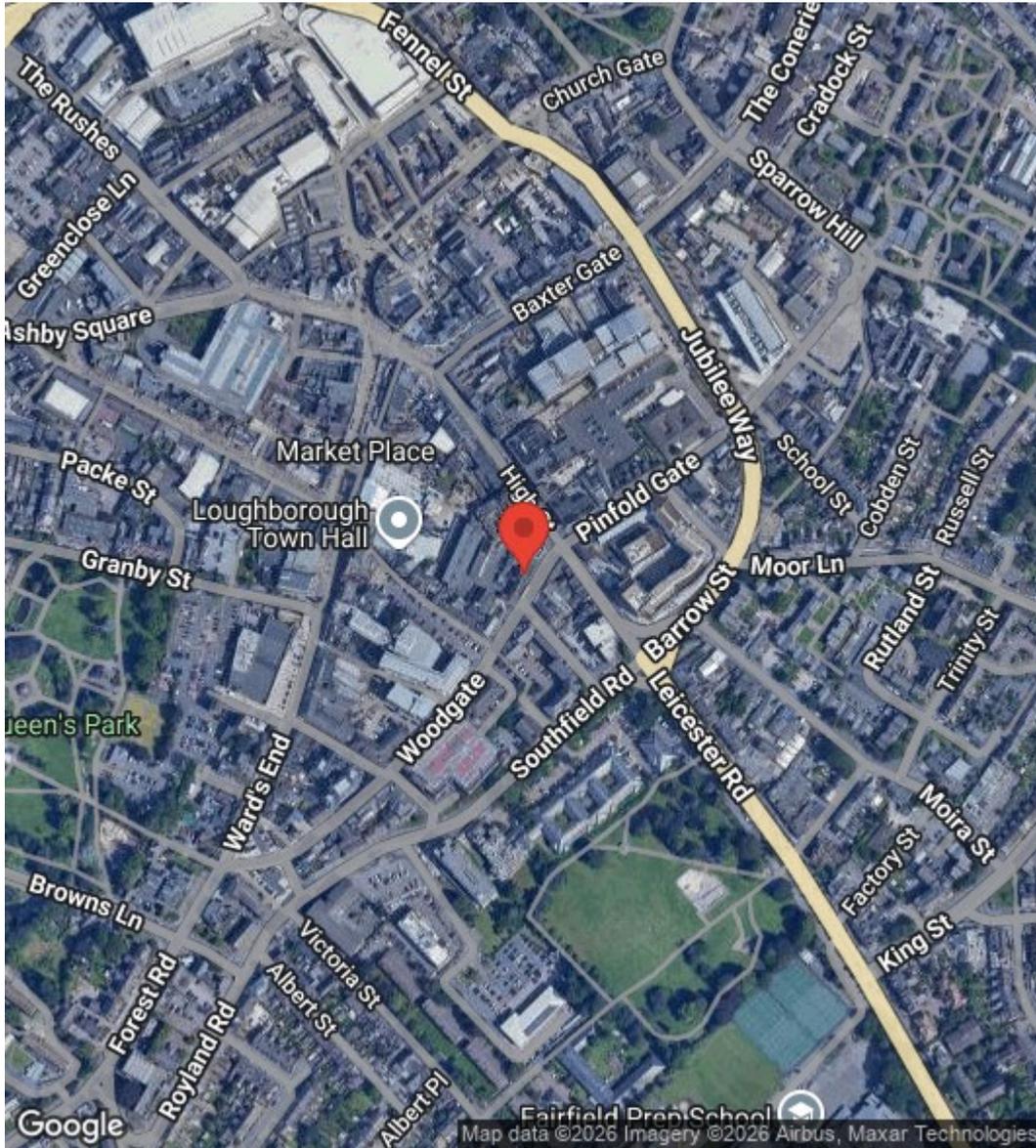
Tel: 01509 243720

Email: edward.higgins@sheldonbosleyknight.co.uk

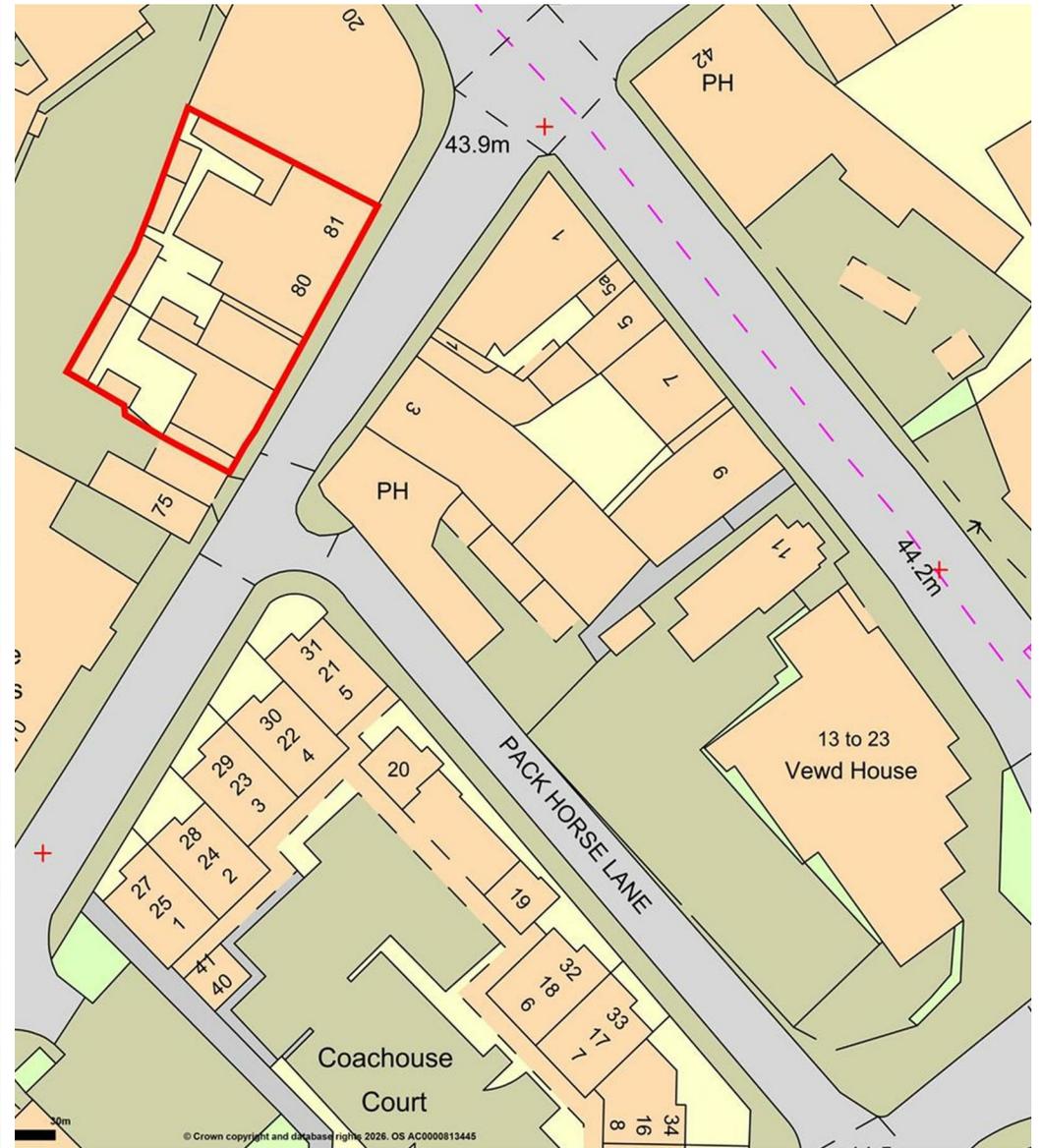




Map



Site Plan



Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



For further information and to arrange a viewing,
please contact Edward Higgins on 01509 243720


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