



Leicester Road, Loughborough, LE11 2AG

Part of  
**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



£215,000

An opportunity to acquire a mixed-use investment property comprising of a ground-floor commercial unit (No. 74) and a three bedroom flat above (No. 74A).

#### LOCATION

The property is situated on the corner of Nottingham Road and Queens, on the eastern side of the vibrant market town of Loughborough. Loughborough is a well-connected university town offering a wide range of amenities including shops, schools, pubs, churches, and a hospital. The location provides convenient access to the town centre and its facilities. The property also has excellent transport links, with the M1 motorway junction located approximately 4 miles away and approximately 0.3 miles (5 minute walk) away from the railway station.

#### NO. 74 (Commerical Unit)

##### GROUND FLOOR

Reception 4.90m x 4.0m  
Hall 4.90m x 1.7m  
Treatment room 3.9m x 3.0m  
Toilet 1.8m x 0.9m  
Store 2.9m x 1.9m

#### NO. 74A (the flat)

Please note that the property is in a selective licensing area of Loughborough and is currently licenced.

74a is accessed by external stairs from the rear yard leading up to the first floor living areas.

##### FIRST FLOOR

Kitchen 3.27m x 2.62m  
Living Room 4.67m x 4.84m  
Bathroom 1.13m x 3.26m with shower, toilet & hand basin

##### SECOND FLOOR

Bedroom one 5.1m x 2.9m with cupboard & loft access  
Bedroom two 2.8m x 3.3m with cupboard

##### EPC

74 has an C EPC rating of C - valid until June 2031.

74a has an EPC rating of D - valid until January 2032.

#### TENURE

The property is freehold but subject to the following.

No. 74 is subject to a 1954 Act Commercial Tenancy - £ 6600/annum

No 74A (currently Vacant) but previously has been let with a rental income of £825/PCM.

#### GUIDE PRICE

The land is being marketed for offers in the region of £249,000.

#### METHOD OF SALE

The property is offered for sale via private treaty. The vendor reserves the right to conclude the sale by an alternative method if required.

#### VIEWING

All viewings to be made by prior appointment with Andrew Granger & Co.

#### FURTHER INFORMATION

For any further enquiries please contact the agents.

James Holgate BSc (Hons)  
Andrew Granger & Co., 44-46 Forest Road, Loughborough, LE11 3NP  
Tel: 01509 243720  
Email: James.holgate@sheldonbosleyknight.co.uk

Copies of tenancy agreement can be made available upon receipt of offers.

#### COUNCIL TAX AND BUSINESS RATES

No. 74A is within Council Tax Band A.  
No. 74. Business Rates are £4,650 (tenants responsibility).

#### TITLE

The property is registered with the Land Registry under title LT295573.



# Plan

74A Leicester Road, Loughborough  
Approximate Gross Internal Area  
Main House = 73 sq.m/788 sq.ft  
Shop = 55 sq.m/597 sq.ft  
Total = 128 sq.m/1385 sq.ft

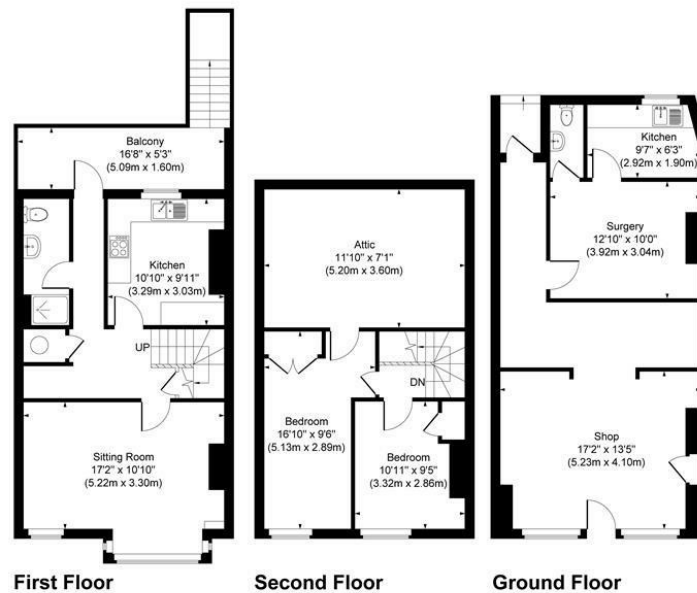
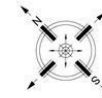


Illustration for identification purposes only, measurements are approximate, not to scale.  
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For further information please email [rural@sheldonbosleyknight.co.uk](mailto:rural@sheldonbosleyknight.co.uk)