



DRAFT DETAILS

**6 HIGH STREET, LOUGHBOROUGH, LEICESTERSHIRE
LE11 2QB**



PRICE £510,000

Situated on the edge of the town centre this ornate building was constructed in 1911. It has been the home of the local building society since 1964. A large reception hall greets you with a domed ceiling with ornate plaster work. Two offices off this room with 2 large in-built safes. To the rear of this room there are male and female toilets, a staff room with kitchen off and several offices. The first floors comprises of seven offices and male and female toilets. To the rear there is a good sized garden. The unit offers scope for a local business to relocate to a larger premises or potential, to be redeveloped. Energy Rate of E

Residential Sales

ACCOMMODATION:

This property offers many office spaces in its spacious open plan layout; with amenities and kitchen space.

MAIN OFFICE: 12.09m X 7.01m (38' 2" x 23' 0") Ornate domed ceiling, three uPVC double glazed windows to the front elevation, six central heating radiators, numerous ceiling light points and two in-built safes. To the rear there is a staircase leading up to the first floor and further doors leading to more office spaces.

OFFICE ONE 3.20m X 2.43m (10' 5" x 8' 00") uPVC double glazed windows to the rear elevation, ceiling light point and a central heating radiator.

OFFICE TWO: 3.9m X 3.6m (12"10" x 11" 11") Two uPVC of the glaze windows to the rear elevation, two central heating radiators and two ceiling strip lights.

CORRIDOR to the to the right hand side leading to the rear of the building with ceiling light points, door to cellar and further doors.

LADIES TOILETS: Large locker space, two WC cubicles and two sinks two central radiators false ceiling with ceiling downlights.

MALE TOILET: Locker space, single sink, urinal and WC, three ceiling light point and a central radiator.

OFFICE THREE 2.8m X 2.7m (9"5" x 8"11") Window and central heating radiator.

SERVER ROOM 3.3m X 2.2m (10" 10" x 7" 5"), Ceiling light point.

STAFF ROOM 5m X 3.6m(16" 8" x 11" 10") walking bay window to the side elevation to ceiling strip lights to central heating radiators door too.

KITCHEN 3m X 1.9m(9" 11" x 6'6") with base and eye level unit units inset sink, hot water, heater, radiator and ceiling light point.

REAR HALLWAY, which has a staircase leading to the first floor and two storage cupboards.

FIRST FLOOR

LONG CORRIDOR to the right hand side of the building with a door to the fire escape and further internal doors leading to more office space.

OFFICE FOUR 4.7m X 5.4m(15"6" x 12"72") Has double glazed windows to the rear, three central heating radiators, four ceiling strip lights.

OFFICE FIVE 4.2m X 2.1m(13"10" x 7") Double glazed windows to the rear, central heating radiator and two ceiling strip lights

OFFICE SIX 5.4m X 4.2m(17"11" x 14") Double glazed window to the rear elevation four strip lights and two central heating radiators.

OFFICE SEVEN 4.3m X 3.9m (14"1" x 13") Double glazed window three ceiling strip lights and a central heating radiator.

OFFICE EIGHT 3.7m X 2.1m(12" 4" x 7") Central heating radiators, double glazed window and two ceiling strip lights

SECOND LADIES WC, WC and wash hand basin, double glazed window to the rear seating strip light

SECOND MALE WC With WC, hand wash basin and ceiling strip light

OFFICE NINE 3.1m X 2.9m (10" 4" x 9" 9") Double glazed window to the side elevation, ceiling light point and a central heating radiator.

OFFICE TEN 3.2m X 2.9m (10" 8" x 9" 10") Double glazed window, two ceiling strip lights and a central heating radiator

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

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

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 19/3/26 We are members of The Property Ombudsman scheme.

