



**Charnwood House, Forest Road, Loughborough,  
LE11 3NP**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS





# Property Description

A unique opportunity to purchase a Freehold investment property, centrally located within the market town of Loughborough. The property will become vacant in April 2026 and offers a fantastic opportunity to acquire a building with significant redevelopment potential (STPP).

## Key Features

- Development Potential STPP
- Investment Opportunity
- Centrally Located

**Guide Price**  
**£600,000**



## DESCRIPTION

Charnwood house is a substantial office building of converted bay fronted semi detached houses. Constructed of red brick beneath a pitch tiled roof. Internally the property benefits from a range of office spaces and breakout rooms. Internally, the property requires a programme of updating and refurbishment.

Externally the property benefits from direct frontage onto Forest Road. A large car park with approximately 16 spaces is located to the rear of the property and is accessed from Royland Road.

## LOCATION

Charnwood House is located on Forest Road, Loughborough, adjacent to the Browns Lane junction. A central location with easy access to the wide range of amenities that Loughborough town centre has to offer. The property benefits from good road connections and is within 4 miles of Junction 23 of the M1 motorway.

## GROUND FLOOR ACCOMODATION

Entrance Hall (rear) - 5.44m<sup>2</sup>

Store Room - 1.01m<sup>2</sup>

Store Room - 1.01m<sup>2</sup>

Reception - 13.7 m<sup>2</sup>

Interview Room - 5.00m<sup>2</sup>

Interview Room - 4.83m<sup>2</sup>

Meeting Room - 15.79m<sup>2</sup>

Resources Room - 10.80m<sup>2</sup>

Office 1 - 11.32m<sup>2</sup>

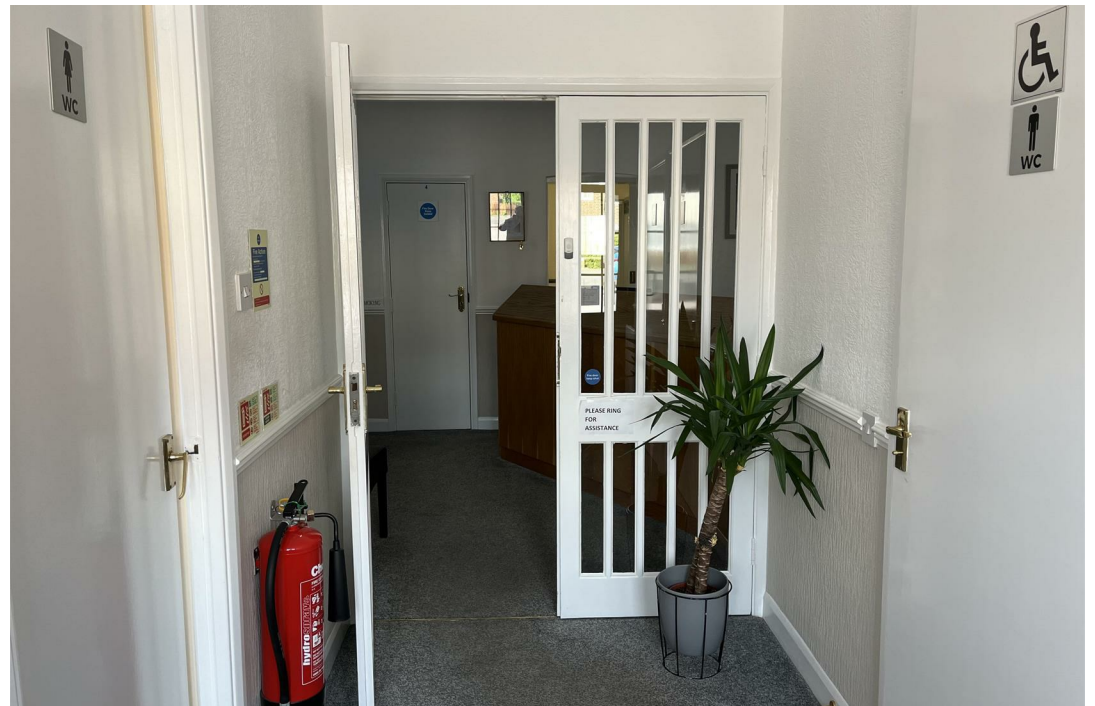
Entrance Hall Storage (Front) 3.78m<sup>2</sup>

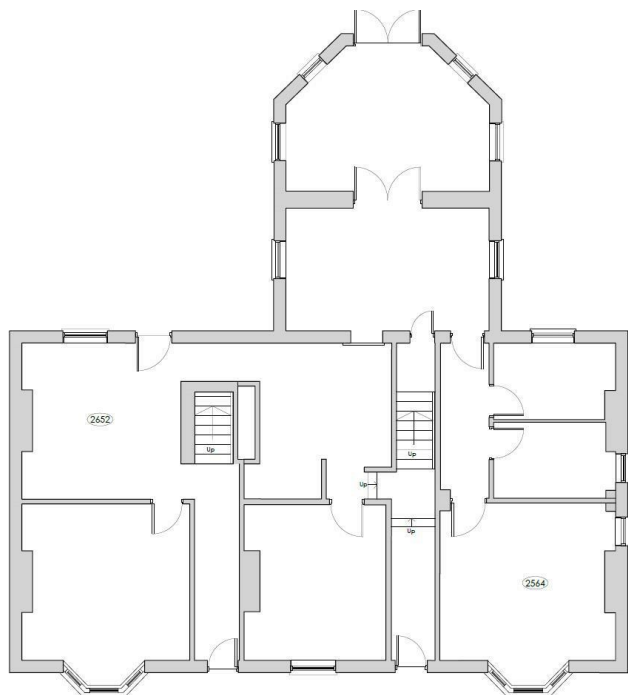
Office 2 - 12.38m<sup>2</sup>

Entrance Hall Storage (Front) - 4.70m<sup>2</sup>

Office 3 - 14.98m<sup>2</sup>

Cellar - 9.07m<sup>2</sup>





## FIRST FLOOR ACCOMODATION

Office 4 - 5.08m<sup>2</sup>  
 Office 5 - 12.60m<sup>2</sup>  
 Office 6 - 11.23m<sup>2</sup>  
 Office 7 - 12.44m<sup>2</sup>  
 Office 8 - 9.82m<sup>2</sup>  
 Office 9 - 10.18m<sup>2</sup>  
 Kitchen - 3.89m<sup>2</sup>

## SECOND FLOOR ACCOMODATION

Office 10 - 11.08m<sup>2</sup>  
 Office 11 - 15.40m<sup>2</sup>  
 Office 12 - 13.40m<sup>2</sup>

Total: Approximately 255m<sup>2</sup> (2,739.81 SqFt)

Floor plans are not to scale and are for guidance only.

## SERVICES

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

## EPC

D Rating

## GUIDE PRICE

£700,000 (Seven hundred thousand pounds)

## METHOD OF SALE

Charnwood House is initially being offered for sale by Private Treaty. Offers on a subject to planning basis will be considered. 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 lease.

Land Registry Title: LT251248

## TENANCIES

The property is currently let to Latham and Co solicitors for a term of 6 years from 12th April 2023 on a contracted out lease.

The current passing rent is £20,000 per annum. The rent will increase to £25,000 per year from 2026 until the end of the contractual term. There is provision for a mutual break clause on the 3rd anniversary of the lease.

Further details regarding the tenancy are available upon request.

## PLANNING AND DEVELOPMENT

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

The property presents a significant opportunity for conversion into residential or other commercial uses subject to the granting of the necessary planning consents. A preapplication enquiry to the local authority indicated support for redevelopment to five flats. Subject to planning, further development of part of the car park may be possible.

## VIEWINGS

Strictly by appointment with the selling agents.

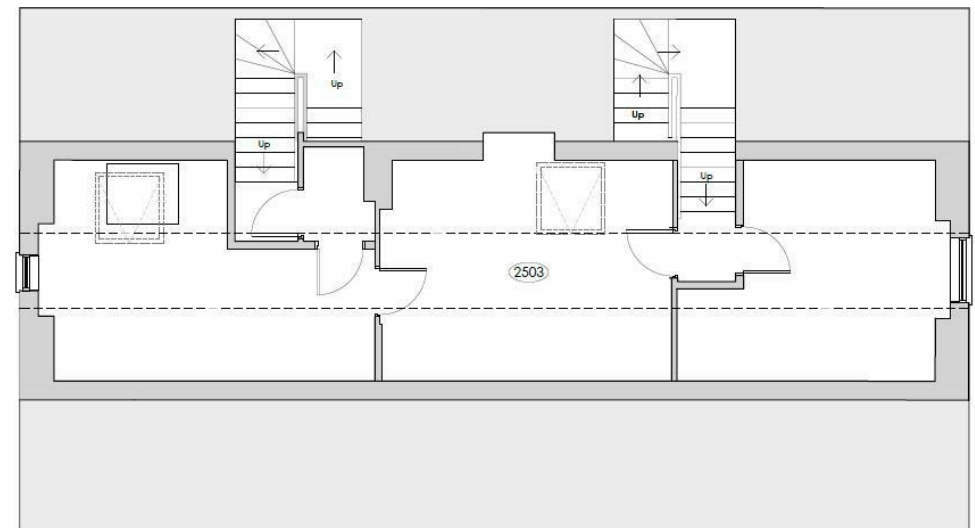
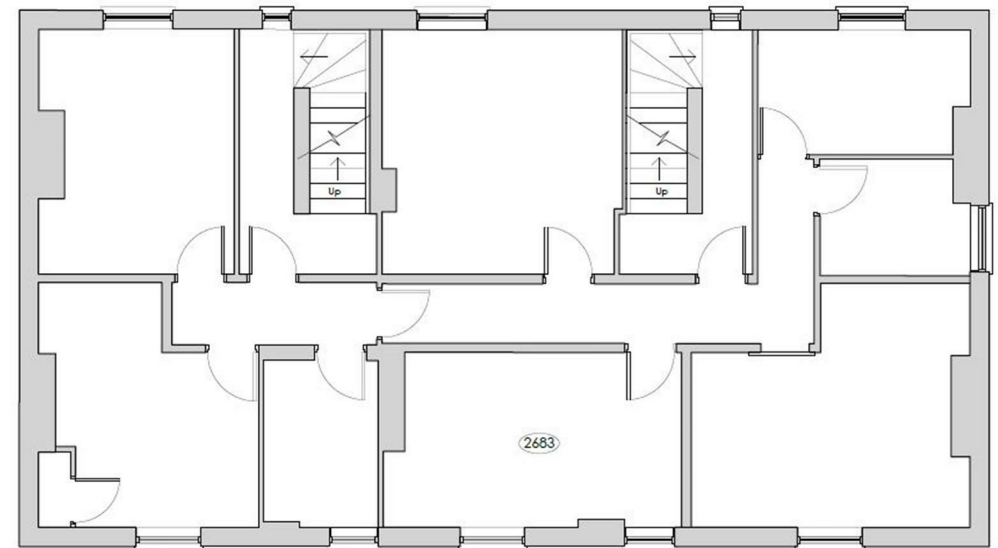
## LEGAL COSTS

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

## FURTHER INFORMATION

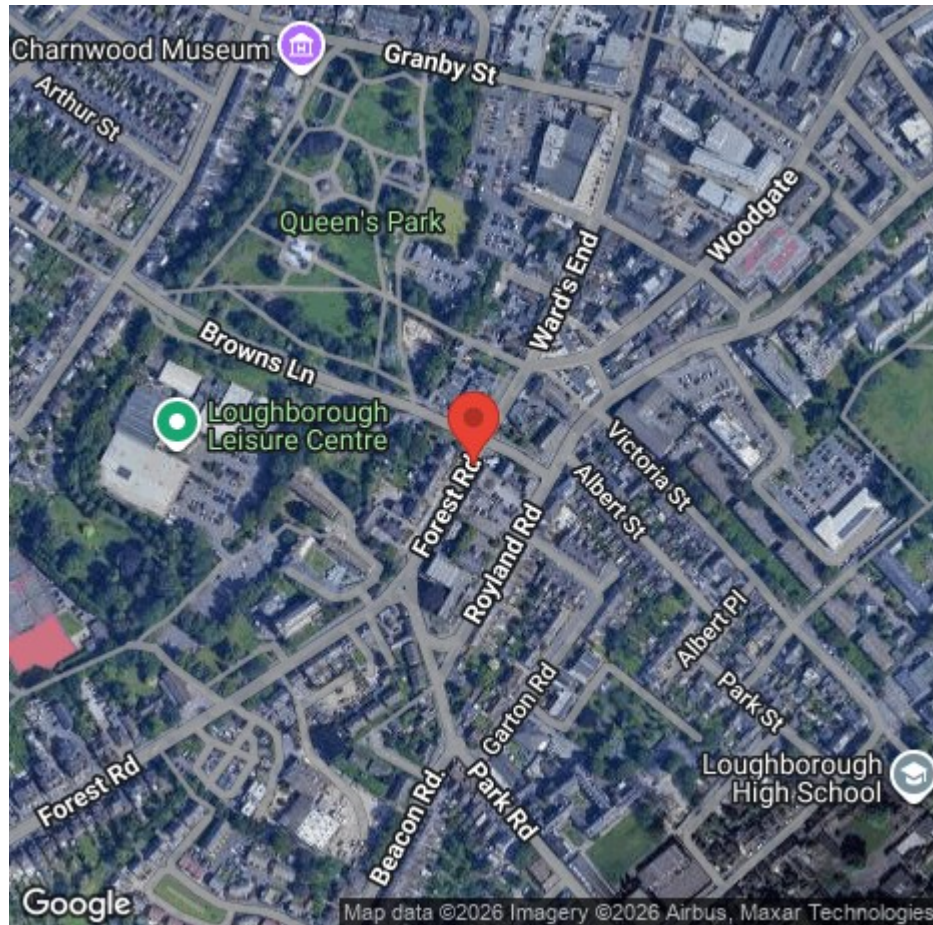
For further information, please contact:

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## Location Plan



## Site Plan

**For further information, please contact Edward Higgins  
in our Loughborough Office on 01509 243720**

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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.