



DRAFT DETAILS

53- 56 SPARROW HILL , LOUGHBOROUGH , LEICESTERSHIRE



PRICE: £325,000

An ideal investment opportunity to acquire this complex consisting of 5 commercial units along with one residential unit. Situated on the outskirts of the bustling town of Loughborough. These units bring in an annual rent of £27,370.00. 53 brings in an annual rent of £5,070. 54 brings in an annual rent of £4,600. 54a brings in an annual rent of £6,300. 54b brings in an annual rent of £1,000. 55 brings in an annual rent of £5,000. 56 brings in an annual rent of £5,400. The EPC for 53 Sparrow Hill is B, for 54 Sparrow Hill is C, for 55 is C and for 56 is D.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

53 Sparrow Hill –

This property is suitable for a variety of uses.

SALES SHOP: 4.27m x 8.84m (14' 0" x 29' 0") Suspended ceiling with inset lights.

STORAGE AREA: Extending to approximately 29 sq ft (2.70 sq m).

WC: Fitted with a low flush wc and wash hand basin with electric water heater over.



54 Sparrow Hill

MAIN ROOM: Currently used as a Barbour's salon. 2.8m x 7.08m (9' .19' x 23' 2')

STORAGE AREA: Fitted with a wash hand basin. One light point. 1.8m x 1.7m (5'11' x 5' 7')

WC: Fitted with a WC and wash hand basin. 0.85m x 1.1m (2' 9' x 3' 7')



54a Sparrow Hill

COMUNAL ENTRANCE HALL: Staircase rising off to the landing via a timber glazed door giving access to: -

ENTRANCE HALL: Ceiling skylight. Two light points. Central heating radiators Doors in to:

BEDROOM 1: 5.26m x 3.23m (17' 3" x 10' 7") UPVC double glazed windows to the front elevation. Ceiling light point. Central heating radiator. A range of built-in wardrobes, with wash basin inset to vanity unit to a storage cupboard under and shower cubicle

BATHROOM: of three piece suite to include paneled bath, WC and wash hand basin. Ceiling skylight. Central heating radiator. Ceiling light point.

BEDROOM 2: 3.68m x 2.95m (12' 1" x 9' 8") UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator.

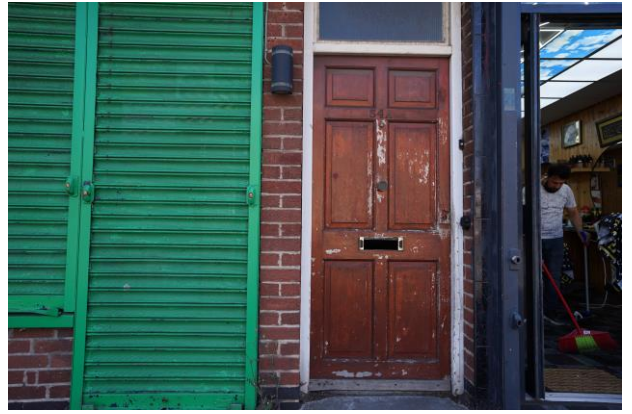
KITCHEN: 4.17m x 2.01m (13' 8" x 6' 7") Compromises of a range of base and eye level units with roll edge work surface. Inset stainless steel sink with side drainer and mixer tap over. Four ring gas hob and integrated separate oven. Space and plumbing for washing machine. Glow Worm floor standing central heating boiler with separate control panel. Ceiling skylight and ceiling strip light.

LOUNGE: 7.14m x 6.6m (23' 5" x 21' 8") These are maximum measurements so the room is an irregular shape. UPVC double glazed window to the front and side elevation. Three ceiling light points. Three wall mounted light points. Two central heating radiators. Ornamental feature fireplace



54B Sparrow Hill:

STORAGE SPACE: 5.06m x 4.37m (16' 7" x 14' 4")



55 Sparrow Hill:

MAIN SHOP: 5.1m x 4.39m (16' 7" x 14' 4") Window and door to front elevation.

Ceiling light points door to:

REAR HALLWAY storage area access to:

WC: With WC and wash hand basin.

OFFICE ONE : 6.12m x 3.94m (20' 1" x 12' 11")



56 Sparrow Hill:

SHOP/RECEPTION: 20'1" x 12'11" min (6.1m x 3.9m) Spacious reception room. Window to side and front elevation and door access. Four light points. Door through to office space and W.C off.



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

TENURE/POSSESSION: Each unit is subject to a lease on the following terms

53 Sparrow Hill is let on a lease which commenced on the 3 January 2023, it is being renegotiated at this current time. Currently bringing in £5070 PA

54 Sparrow Hill is let on a lease. that commenced on 19th April 2023 and runs to 18th April 2028. Currently bringing in £4,600

54a Sparrow Hill is a residential let, currently bringing in £6,300

54b Sparrow Hill is currently bringing in £1,000.

55 Sparrow Hill let on a lease currently ending April 2029, currently bringing in £5,000. This lease commenced on 8th April 2026 and runs to the 7th April 2029.

56 Sparrow Hill let on a lease that is over running, currently bringing in £5,400. This lease commenced on the 22nd December 2022.

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 29th July We are members of The Property Ombudsman scheme.