



Sanderson
Weatherall

FOR SALE FREEHOLD

Offers over: £1,100,000

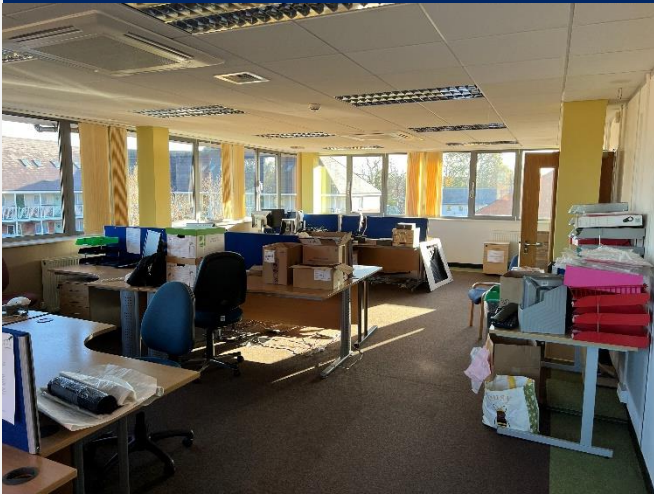


On the instructions of: **Property Services**



56 Woodgate, Loughborough, LE11 2TZ

sw.co.uk



Location

The property is situated on Woodgate towards the centre of Loughborough – a market town in the Charnwood borough of Leicestershire.

The immediate surrounding area is predominantly commercial in nature, with Loughborough Town Centre providing a wide range of local and national retailers.

Description

The property comprises of a modern detached self contained office building, with brick elevations arranged over three storeys, surmounted by a multi pitched tiled roof.

Internally, the property is configured to provide office accommodation over three storeys, with a fourth floor plant room within the roof void. The space is divided with predominantly demountable partitions to create various open plan and cellular offices with kitchenettes and WCs. The accommodation benefits from gas central heating, comfort cooling, double glazed aluminium framed windows and suspended ceilings with integral lighting to most areas.

Description	Approximate IPMS3 Areas	
	<u>SQ M</u>	<u>SQ FT</u>
Ground Floor	266.76	2,871
First Floor	278.56	2,998
Second Floor	295.32	3,719
Total	<u>840.64</u>	<u>9,049</u>

The property extends to a Gross Internal Area of approximately 979.66 sq m (10,545 sq ft).

The site is accessed off Woodgate, leading to a tarmacadam car park, secured by automatic barrier. The car park provides 36 parking bays, with a boundary wall to the rear.

The site extends to approximately 0.146 ha (0.36 acres).

Services

We understand that all mains services are available at the property.

Fixtures, fittings, services and the suchlike remain untested by the agents and as such no warranty as to their condition or suitability can be provided.



Price

Preferably unconditional offers with overage and clawback provisions, are invited in excess of **£1,100,000**, for the freehold title, subject to contract.

VAT

The price is quoted exclusive of VAT. We understand that the property is not elected for VAT.

Tenure

The property is of freehold tenure, with vacant possession being provided upon completion. The freehold title number is LT274721.

Assessment

The property is currently assessed for business rates with a 2017 rateable value of £89,500.

Legal Fees

Each party will be responsible for their own legal and professional costs in connection with this transaction.

Energy Performance

The EPC rating is band D, with a score of 98 points. A copy of the EPC is available on request.

Planning

We understand that the property has permission for use as an office under use class E.

The property is considered suitable for its existing use, residential conversion, or complete redevelopment of the site, subject to obtaining the necessary consents.

Enquiries regarding your proposed use of the property should be discussed with Charnwood Borough Council Planning Department on 01509 634929.

SUBJECT TO CONTRACT
December 2021



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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