

**MATHER  
JAMIE**

01509 233433

**18 Bakewell Road  
Loughborough  
Leics  
LE11 5QY**

**FOR SALE  
£375,000**



**Industrial Premises**

**403.20 sq m (4,340 sq ft)**

# 18 Bakewell Road, Loughborough, Leics, LE11 5QY

## DESCRIPTION

Industrial premises which currently provides a single-story engineering workshop beneath a pitched roof incorporating translucent light panels.

Internally the property comprises offices, kitchen and WCs to the front. The rear of the building provides workshop space which comprises 2x bays benefiting from solid concrete floor, 3-phase power, gas central heating, strip lighting and internal clearance to eaves of 3m - 3.2m and 2x double doors on the side elevation which is used for loading access.

Externally there is a small yard area to the side of the property which can be used for loading/storage and there is parking to the front of the property.

## ACCOMMODATION

|                      |                    |                      |
|----------------------|--------------------|----------------------|
| Ground Floor Offices | 90.41 sq m         | (973 sq ft)          |
| Workshop 1           | 173.34 sq m        | (1,866 sq ft)        |
| Workshop 2           | 139.46 sq m        | (1,501 sq ft)        |
| <b>Total GIA</b>     | <b>403.21 sq m</b> | <b>(4,340 sq ft)</b> |

## TENURE

The property is available freehold with vacant possession.



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## PRICE

**£375,000** (three hundred and seventy five thousand pounds).

## VAT

VAT will not be applicable to the sale price.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2024/2025  
Rateable Value: £16,750

## LEGAL COSTS

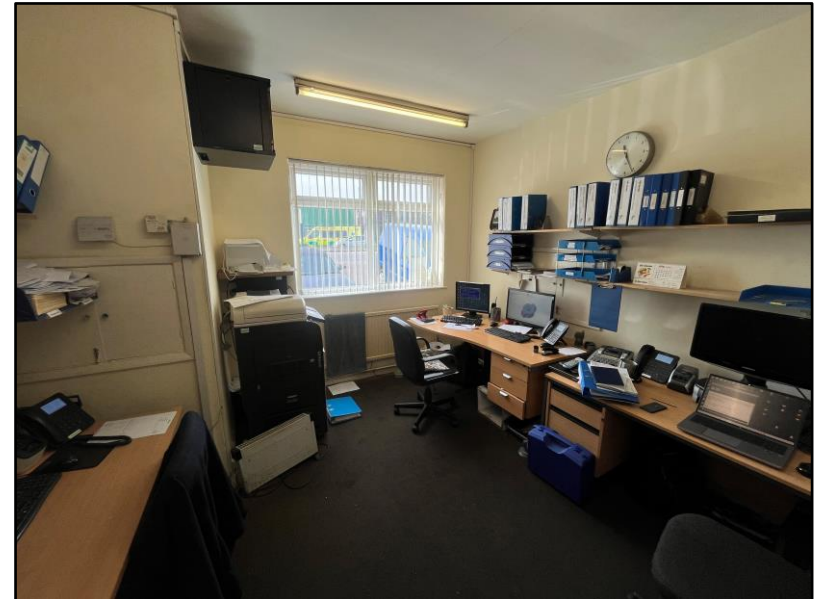
Each party will be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 138 within Band F. The EPC is valid until 1 February 2033.

## PLANNING


We understand the premises have authorised planning consent under Class E (light industrial) / B2 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



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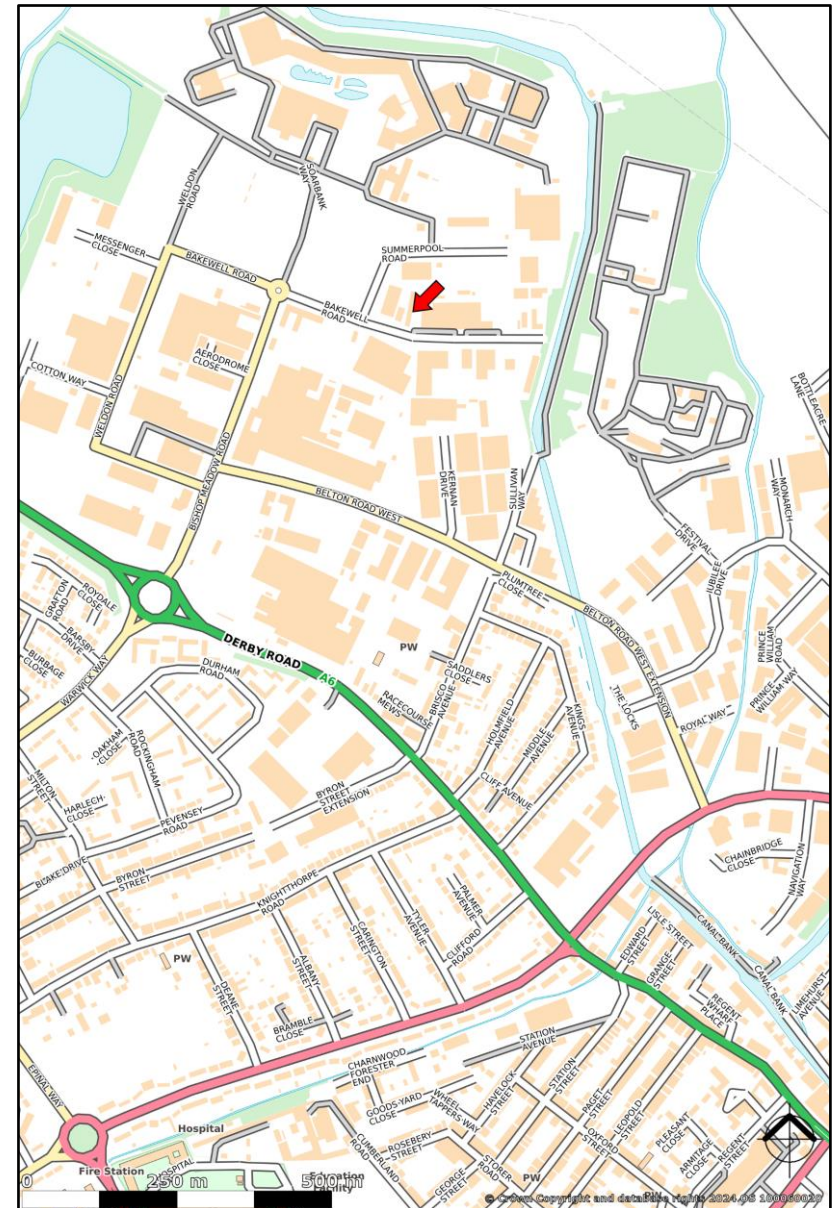
## LOCATION

The property is located on Bakewell Road within Belton Road Industrial Estate, an established industrial business park to the north of Loughborough having access directly off the A6 onto Bishop Meadow Road which leads to Bakewell Road.

 **what3words:**  
///lobby.arrow.author

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



## CONTACT:

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### IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations