

**MATHER
JAMIE**

01509 233433

9 High Street
Kegworth
Leics
DE74 2DA

FOR SALE / TO LET
£325,000/ £27,500 pax

Available Due To Relocation



**Offices with Ancillary Storage
& Car Park**

267.85 sq m (2,883 sq ft)

9 High Street, Kegworth, Leics, DE74 2DA

DESCRIPTION

The subject property consists of open plan office space with reception, meeting rooms and kitchen and is located directly off High Street in Kegworth village centre.

The offices benefit from suspended ceilings, Cat II inset lighting, heat/cool air conditioning, gas central heating, double glazed windows and there are male/female WCs plus a disabled WC.

The property also benefits from a storage facility and a large gated car park.

ACCOMMODATION

Office	149.17 sq m	(1,606 sq ft)
Meeting Room	8.93 sq m	(96 sq ft)
Kitchen	16.48 sq m	(177 sq ft)
Office/Store	17.63 sq m	(190 sq ft)
PPE Store	9.26 sq m	(100 sq ft)
Rear Storeroom	55.02 sq m	(592 sq ft)
External Store/Boiler House	11.36 sq m	(122 sq ft)
Total	267.85 sq m	(2,833 sq ft)

TENURE

The property is available freehold with vacant possession or leasehold by way of a new lease on terms to be agreed.



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PRICE

£325,000 (three hundred and twenty five thousand pounds).

RENT

£27,500 (twenty seven thousand five hundred pounds) per annum exclusive.

VAT

VAT will not be charged on the sale price / rent.

BUSINESS RATES

Local Authority: NW Leicestershire
Period: From 1 April 2026
Rateable Value: £11,000

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 94 within Band D. The EPC is valid until 1 April 2036.



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PLANNING

We understand the premises have authorised planning for use as offices and ancillary storage under Class E of the Town and Country Planning (Use Classes) Order 1987.

Alternative uses may be suitable subject to planning.

Interested parties are advised to make their own enquiries of the local planning authority.

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.

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).



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LOCATION

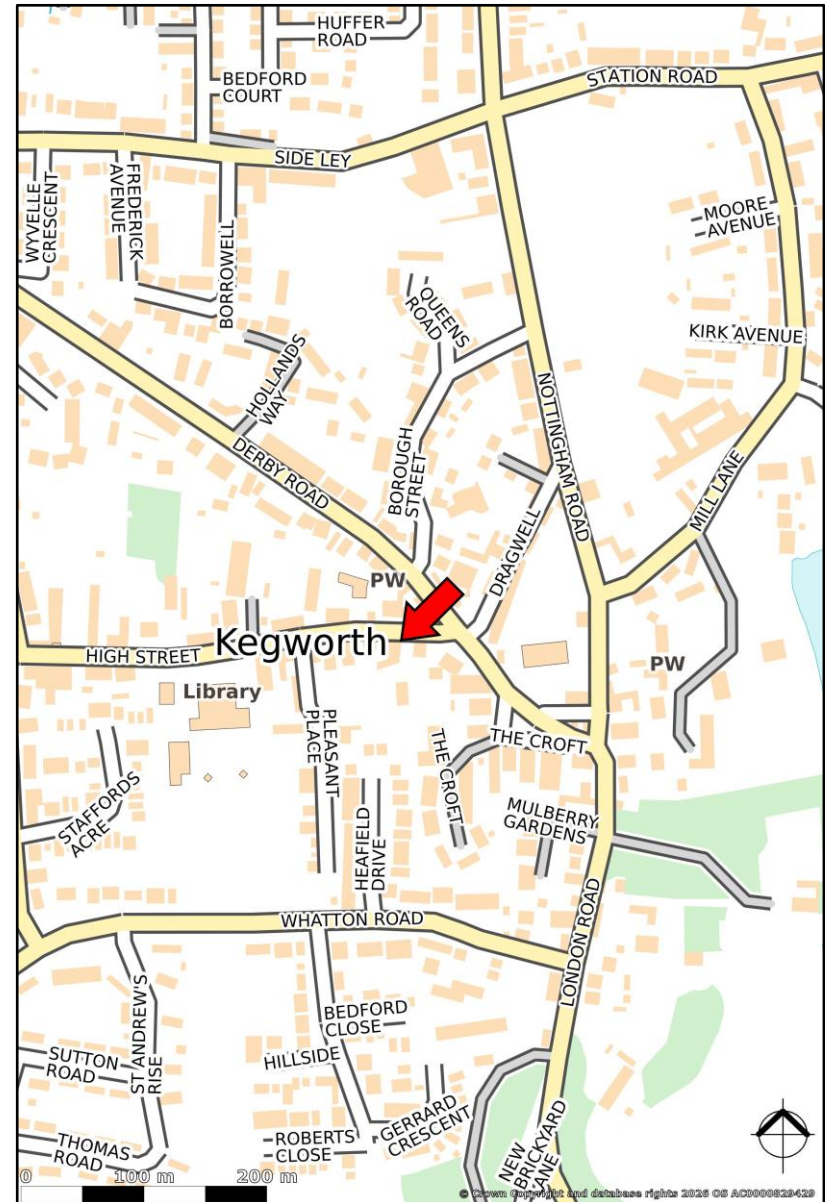
Located in the centre of Kegworth, the office benefits from superb access to the M1/M42 Motorways at Junction 24 being less than 1 mile away. East Midlands Airport is similarly within easy reach, approximately 2 miles distance. Kegworth offers a good Bus service to Loughborough, Nottingham and Derby.

Kegworth is a large village on the south of the M1 Motorway which supplies a labour pool to the surrounding areas and benefits from the use of the new East Midlands Parkway Station which gives direct access to Leicester and London beyond.



what3words:

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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.