

**MATHER  
JAMIE**

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**Bakewell Court  
Bakewell Road  
Loughborough  
LE11 5QY**

**FOR SALE**  
**Guide Price £925,000**



**Multi-Let Industrial/Office Investment  
with further development potential**

**632.02 sq m (6,803 sq ft)**

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

## DESCRIPTION

Bakewell Court provides a terrace of multi-let industrial units with a single storey office.

The office has brick elevations beneath a pitched tiled roof, timber glazed windows and doors.

The remainder of the estate comprises purpose built small industrial units of steel frame construction with profile clad elevations beneath a pitched profile clad roof incorporating translucent light panels.

Each unit benefits from roller shutter loading access doors, self-contained with WC and a variety of internal fit-outs depending on tenants needs.

The estate stands in a secure, gated concrete surfaced compound with each unit benefitting from allocated parking.

The site area extends to approximately 0.68 acres.

## ACCOMMODATION

<b>Unit 1A (office)</b>	33.63 sq m	(362 sq ft)
<b>Unit 1</b>	121.98 sq m	(1,313 sq ft)
<b>Unit 2</b>	115.20 sq m	(1,240 sq ft)
<b>Units 3-4</b>	116.13 sq m	(1,250 sq ft)
<b>Units 5-6</b>	123.10 sq m	(1,325 sq ft)
<b>Units 7-8</b>	121.98 sq m	(1,313 sq ft)
<b>Total</b>	<b>632.02 sq m</b>	<b>(6,803 sq ft)</b>





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## TENURE

The estate is held freehold subject to occupational leases expiring as per the below. Copy leases available upon request.

<b>Unit 1A</b>	9 August 2026
<b>Unit 1</b>	4 December 2029
<b>Unit 2</b>	17 August 2029
<b>Units 3-4</b>	31 July 2028
<b>Units 5-6</b>	5 December 2024
<b>Units 7-8</b>	31 October 2024

## GUIDE PRICE

**£925,000 (nine hundred and twenty five thousand pounds).**

This reflects an approximate gross yield of 6% and a reversionary yield of 7.5% after 12 months on current income alone. Purchasers' costs at 4.8%.

## VAT

VAT will not be charged on the sale price.

## CURRENT RENTAL INCOME

£63,250 per annum exclusive.

ERV £70,000 per annum.



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## BUSINESS RATES

<b>Local Authority</b>	Charnwood	
<b>Period</b>	2023/2024	
<b>Rateable Value</b>	Unit 1	£8,100
	Unit 1A	£4,150
	Unit 2	£8,400
	Units 3 & 4	£8,400
	Units 5 & 6	£8,500
	Units 7 & 8	£8,500

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

The units have Energy Performance Asset Ratings of:

<b>Unit 1</b>	Band E – 108 – exp 4.12.33
<b>Unit 1A</b>	Band E – 122 – exp 22.2.34
<b>Unit 2</b>	Band C – 72 – exp 19.11.27
<b>Units 3 &amp; 4</b>	Band E – 122 – exp 19.11.27
<b>Units 5 &amp; 6</b>	Band C – 72 – exp 22.2.34
<b>Units 7 &amp; 8</b>	Band E – 104 – exp 22.2.34



## SERVICE CHARGE

There is a site wide service charge applicable. Further details can be provided upon request.

## LEGAL COSTS

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

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## PLANNING

The site is an established small industrial estate, primarily warehousing and storage.

We are of the opinion that the site offers ability for further development as per the sketch scheme shown opposite. This shows potential development to provide 3x new units on site extending to an additional total of 4,250 sq ft, less the demolition of Unit 1A (362 sq ft).

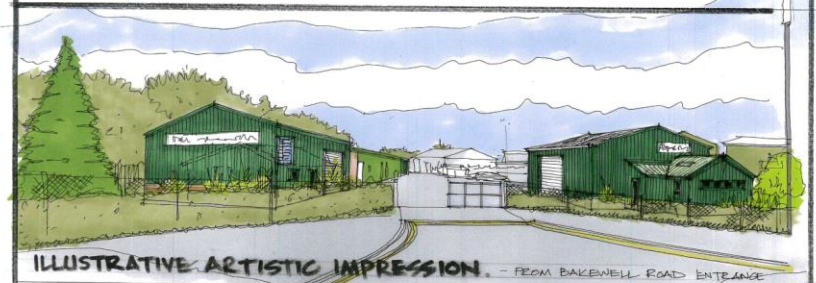
**NB:** No planning consent has been applied for.

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

## ANTI-MONEY LAUNDERING POLICY

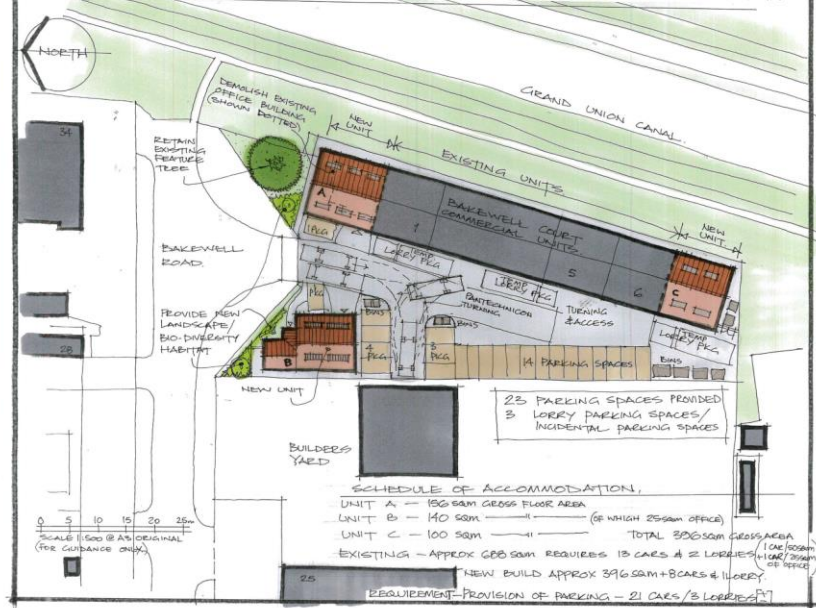
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

### PROPOSED COMMERCIAL DEVELOPMENT UNITS BAKEWELL COURT, BAKEWELL ROAD, LOUGHBOROUGH. FOR MSSRS VIKING ESTATES. DRAFT DESIGN PROPOSALS - SK01.



### PROPOSED SITE LAYOUT - 1:500

**N & JC DESIGN LIMITED**  
Development Design Consultants  
Reg Office: 9 Lancaster Close, Defford, Leics, LE10 1HP  
Tel: Fax: 01455 82489 Email: nandjcdesign@btinternet.com  
Co. Reg No: 6395453 This drawing is Copyright.





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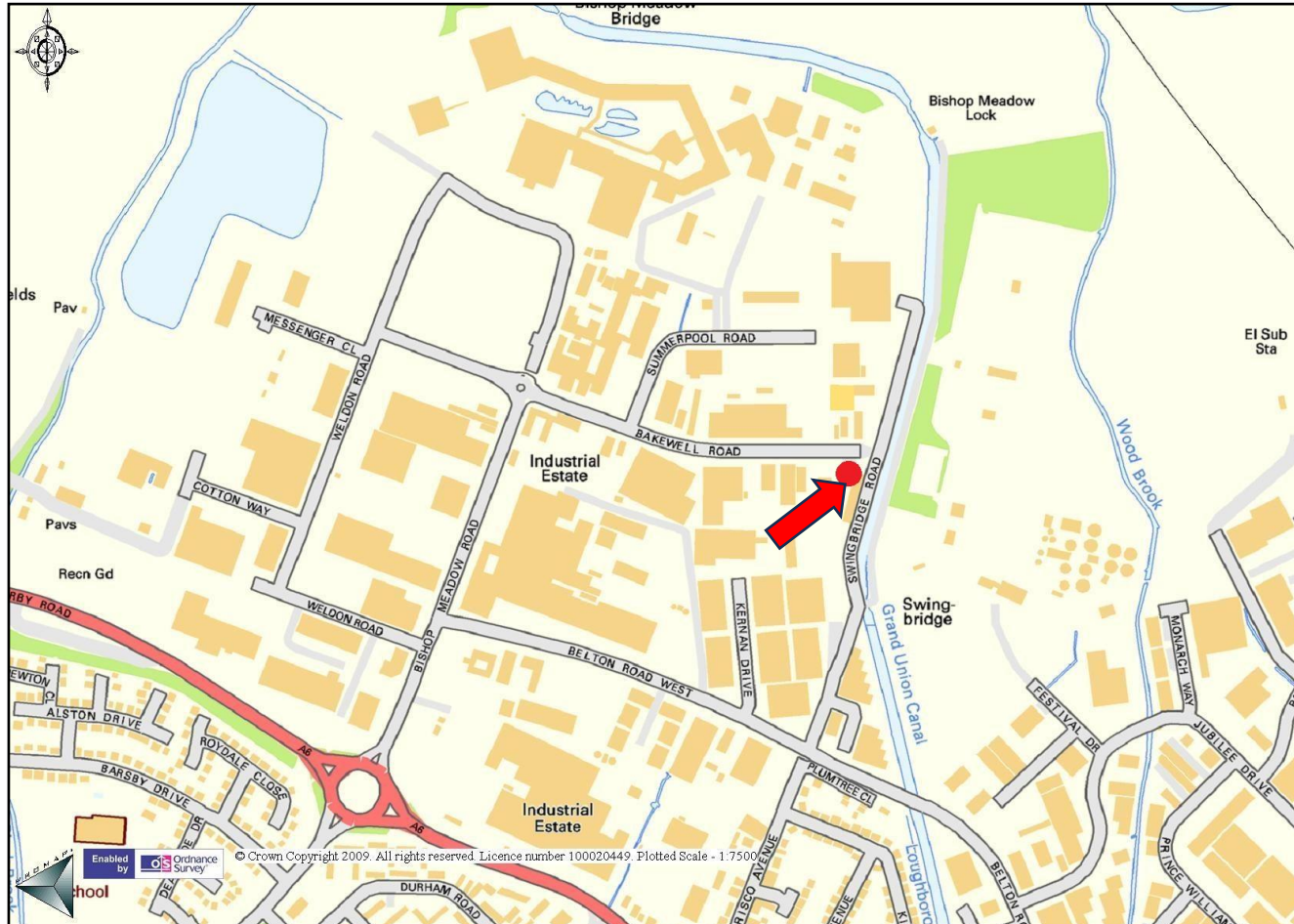
## LOCATION

Established multi-let industrial investment within a secure gated site located on Bakewell Road, ideally located for Belton Road Industrial Estate and the wider industrial complexes of Loughborough with good access via the A6 Derby Road and the A453 to Junctions 23 and 24 of the M1 motorway.



**what3words:**

///regard.branded.caller



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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