

**MATHER  
JAMIE**

01509 233433

**Brooklyn House, Brooklyn Court & The Stables  
Brook Street  
Shepshed  
LE12 9RG**

**FOR SALE  
£625,000**

**Of interest to Investors & Owner Occupiers  
Current income: £36,000 per annum**



**Investment - Part-Let Office Complex  
Premises with parking**

**413.66 sq m (4,453 sq ft)**

# Brooklyn House, Brook Street, Shepshed, Leics, LE12 9RG

## Brooklyn House

The property is a Grade II listed former dwelling house dating to the early/mid 19<sup>th</sup> Century of red brick elevations beneath a pitched Swithland slate pitched roof, three-storey construction.

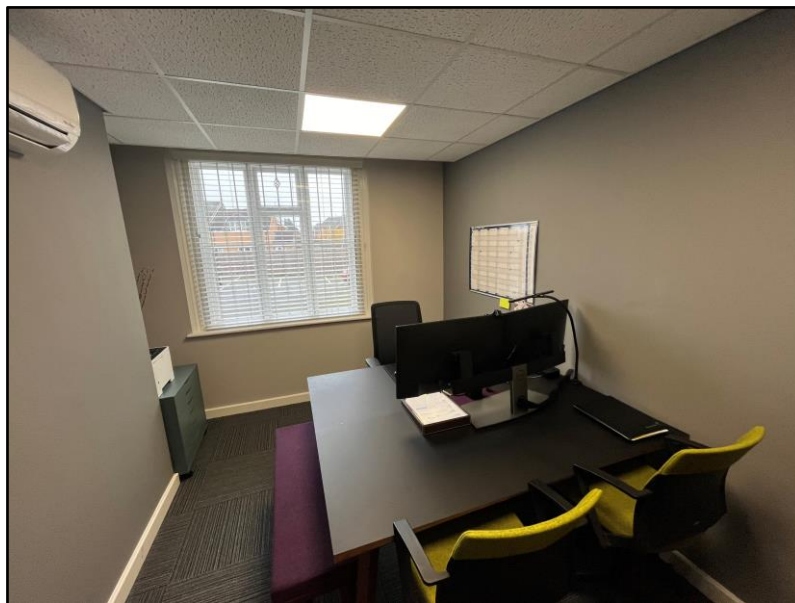
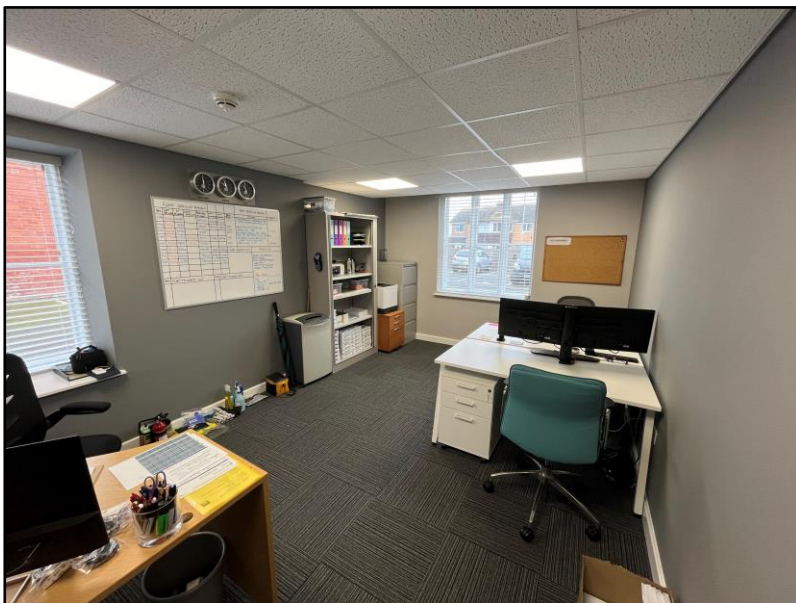
The premises have been converted and refurbished to provide attractive office accommodation which benefits from electric, suspended ceilings, LED lighting in part, air conditioning in part, intercom.

There are kitchen and WC facilities to each floor.

Externally there is a secure car park with 18 car parking spaces.



# Brooklyn House, Brook Street, Shepshed, Leics, LE12 9RG



# The Stables & Brooklyn Court, Brook Street, Shepshed, Leics, LE12 9RG

## The Stables

The property is a conversion of a Grade II listed former stable building and provides office accommodation of the highest quality.

Internally the main rooms benefit from carpeting, spot lighting, oak doors and flooring, feature exposed beams and gas central heating. There is a ground floor kitchen and WC.

Externally the property benefits from up to 2 designated car parking spaces.



## Brooklyn Court

The property forms part of Brooklyn House providing 4x self-contained offices with kitchen and WC facilities.

The offices have been refurbishment to a high standard.

Externally the property benefits from up to 2 designated car parking spaces.



## ACCOMMODATION

### Brooklyn House

Ground Floor		
Office A (Let)	13.22 sq m	(142 sq ft)
Office B (Let)	18.66 sq m	(201 sq ft)
Office C (Let)	13.25 sq m	(143 sq ft)
<b>Total</b>	<b>45.13 sq m</b>	<b>(486 sq ft)</b>
Ground Floor		
Office 1	16.57 sq m	(178 sq ft)
Office 2	16.02 sq m	(172 sq ft)
<b>Total</b>	<b>32.59 sq m</b>	<b>(351 sq ft)</b>
First Floor		
Office 3	19.11 sq m	(206 sq ft)
Office 4	10.89 sq m	(117 sq ft)
Office 5	15.65 sq m	(168 sq ft)
Office 6	16.84 sq m	(181 sq ft)
Office 7	16.00 sq m	(172 sq ft)
Kitchen	12.45 sq m	(134 sq ft)
<b>Total</b>	<b>90.94 sq m</b>	<b>(979 sq ft)</b>

Second Floor		
Office 8	16.70 sq m	(180 sq ft)
Office 9	10.77 sq m	(116 sq ft)
Office 10	17.21 sq m	(185 sq ft)
Office 11	17.92 sq m	(193 sq ft)
Office 12	16.71 sq m	(180 sq ft)
Office 14	15.99 sq m	(172 sq ft)
Kitchen	10.77 sq m	(116 sq ft)
<b>Total</b>	<b>106.07 sq m</b>	<b>(1,142 sq ft)</b>
<b>Total NIA</b>	<b>274.73 sq m</b>	<b>(2,957 sq ft)</b>

### Brooklyn Court

Ground Floor (Let)	32.90 sq m	(354 sq ft)
First Floor (Let)	26.90 sq m	(290 sq ft)
<b>Total</b>	<b>59.80 sq m</b>	<b>(644 sq ft)</b>

### The Stables

Ground Floor (Let)	36.87 sq m	(397 sq ft)
First Floor (Let)	42.26 sq m	(455 sq ft)
<b>Total</b>	<b>79.13 sq m</b>	<b>(852 sq ft)</b>

### Total

<b>Total</b>	<b>413.66 sq m</b>	<b>(4,453 sq ft)</b>
--------------	--------------------	----------------------

## THE SITE

Externally the site benefits from a total of 22 car parking spaces within a fenced and gated car park.

## PRICE

**£625,000 (six hundred and twenty five thousand pounds).**

## VAT

VAT will be charged on the sale price.

## TENURE

The property is available freehold subject to occupational leases in part.

## TENANCIES

Details available upon request.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2023/2024  
Rateable Value: To be re-assessed

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Brooklyn House has an Energy Performance Asset Rating of 99 within Band D. The EPC is valid until 29 May 2029.

Brooklyn Court has an Energy Performance Asset Rating of 95 within Band D. The EPC is valid until 29 May 2029.

The Stables has an Energy Performance Asset Rating of 23 within Band A. The EPC is valid until 29 May 2029.

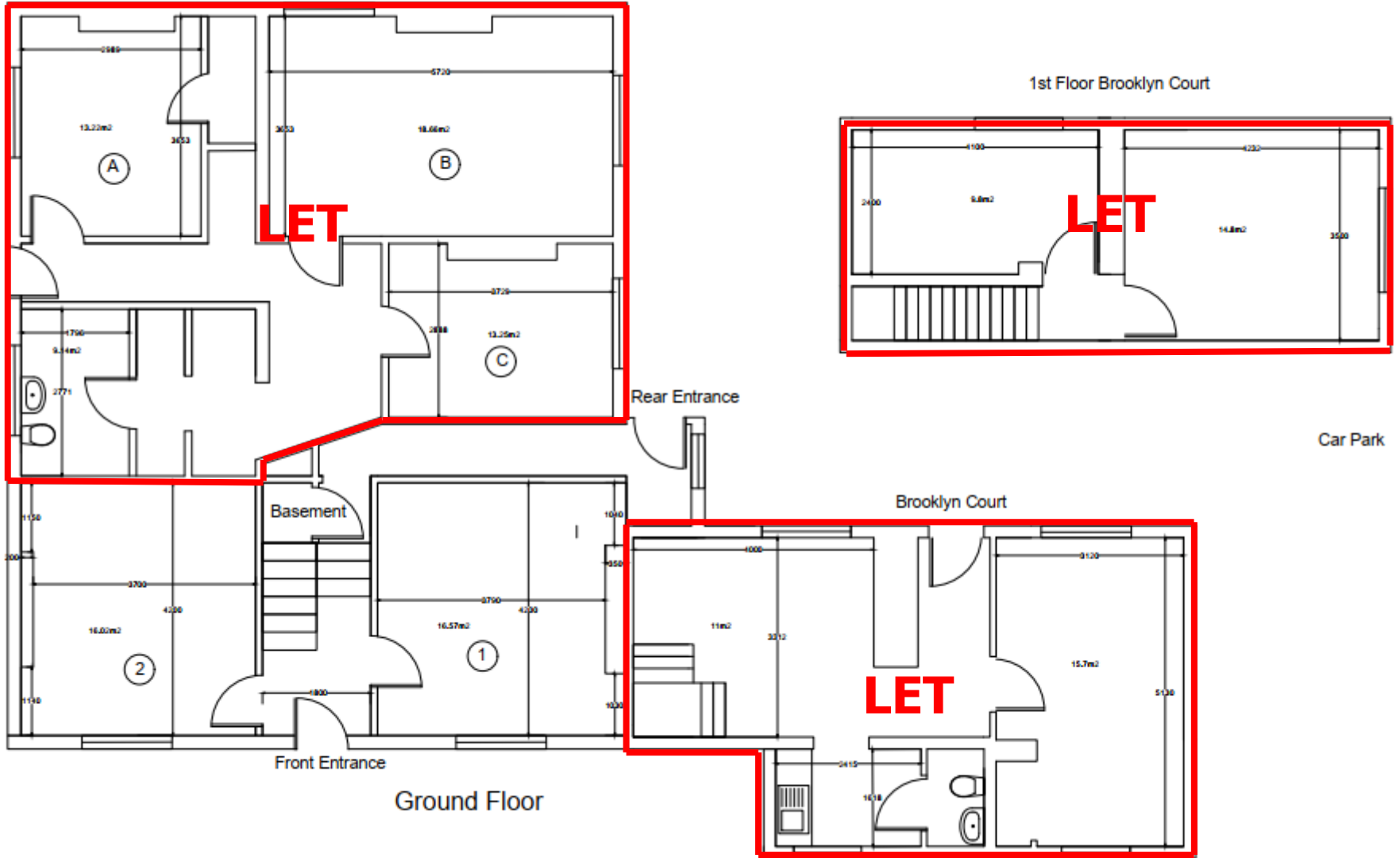
## PLANNING

We understand the premises have authorised planning consent under Class E (offices) of the Town and Country Planning (Use Classes) Order 1987.

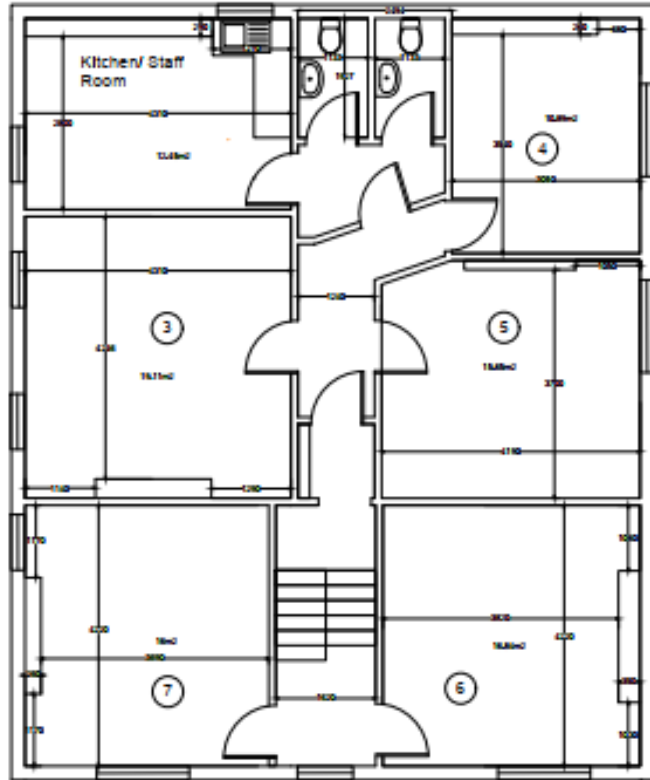
Interested parties are advised to make their own enquiries of the local planning authority.

The offices opportunity for conversion to residential or other commercial uses subject to planning.

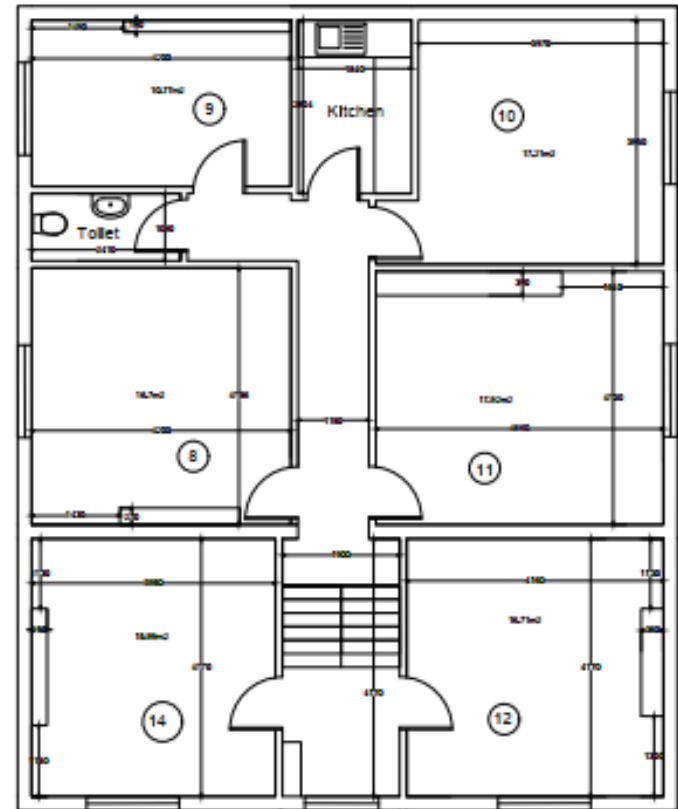
# Brooklyn House & Brooklyn Court, Brook Street, Shepshed, Leics, LE12 9RG



# Brooklyn House, Brook Street, Shepshed, Leics, LE12 9RG



First Floor



Second Floor




# Brooklyn House, Brooklyn Court & The Stables, Brook Street, Shepshed, Leics, LE12 9RG

## LOCATION

Brooklyn House is a substantial local landmark in central Shepshed fronting Brook Street and Paterson Place.

The property occupies a corner plot with vehicle access into dedicated parking from Paterson Place.

Shepshed itself is located superbly for the M1 motorway, Junctions 23 and 24, both within easy access of the subject property. Junction 23 is approximately 1.7 miles to the south and Junction 24 is approximately 6 miles to the north.

 **what3words:**  
///scale.assembles.hoping



## **CONTACT:**

**Alex Reid MRICS**  
**alex.reid@matherjamie.co.uk**  
**07976 443720**

**Charlie Lallo MRICS**  
**charlie.lallo@matherjamie.co.uk**  
**07751 752280**



**3 Bank Court  
Weldon Road  
Loughborough  
Leicestershire  
LE11 5RF**  
**Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)**

### **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