

DRAFT

**15 Church Gate
Loughborough
LE11 1UD**

**MATHER
JAMIE**
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JOSEPH HIND

13/14

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15

CLOSING DOWN
LAST FEW WEEKS

FOR SALE

Ground Floor Retail Unit with self-contained flat above

114.55 m² (1,233 ft²)



LOCATION

The subject property is positioned on Church Gate in central Loughborough. Church Gate is an attractive pedestrianised street linking into Loughborough town centre leading into Biggin Street close to its junction with Market Place and is an area well-known for its individual boutique and retail offer unique to the town. Other nearby retailers include Goodliffes, Gallery 18 and Ideas Interiors. The property's location is shown on the plan within these particulars.

DESCRIPTION

The ground floor retail shop provides a large extended retail area benefiting from ancillary store. At first floor there is a partially extended self-contained residential flat benefitting from kitchen, WC, shower, lounge and bedroom.

MATHER JAMIE

Chartered Surveyors

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IMPORTANT INFORMATION

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

1. 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.
2. 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.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. 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.
5. 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.

ACCOMMODATION

Ground Floor		
Retail Area	108.02 m ²	(1,163 ft ²)
Ancillary Stock	6.53 m ²	(70 ft ²)

TENURE

The property is available for sale freehold with vacant possession of the retail shop subject to the assured shorthold tenancy occupation of the upper floor flat. Current rental is £500 per calendar month.

PRICE

We are guided at **£275,000 (two hundred and seventy five thousand pounds)**.

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2018/2019
Rateable Value: £12,250

LEGAL COSTS

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

VAT

VAT will not be applicable to the sale price.

PLANNING

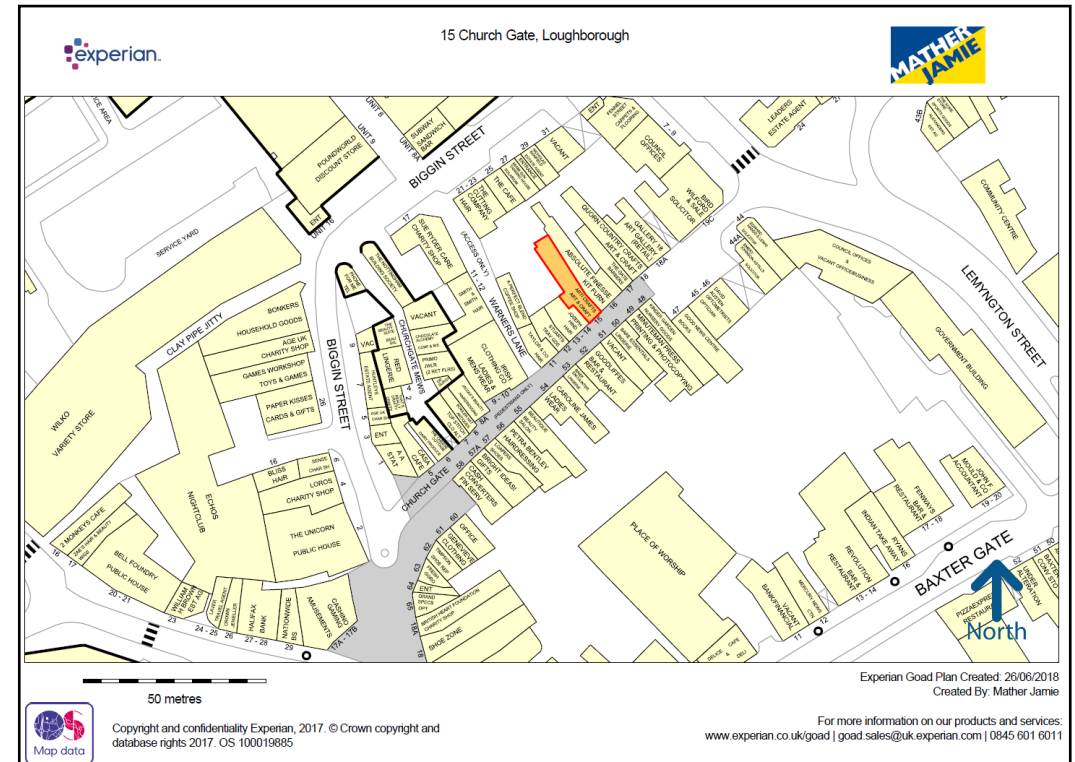
We understand the premises have authorised planning consent under Class A1 of the Town and Country Planning (Use Classes) Order 1987. We understand the upper floor has consent for use as a residential dwelling.

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EPC to follow



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