



Mixed Investment For Sale

16 & 17 Churchgate, Loughborough, LE11 1UD

**Mixed residential and commercial
investment - Guide price £495,000**

2,000 sq ft
(185.81 sq m)

- Loughborough Town Centre
- Income producing ERV
£46,420.
- 4 First floor flats
- 2 ground floor commercial
units - 1 Available
- Commercial finance available.

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Summary

Available Size	2,000 sq ft
Price	Offers in the region of £495,000.00
Car Parking	There is no parking with the property
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

16 & 17 Churchgate comprise 2 properties - one 2 storey and one 3 storey property, with commercial units on the ground floor and 4 residential units on the first and second floors. The properties are brick built and under pitched tiled roofs. (P&F commercial have not inspected the residential accommodation)

Location

This mixed use Investment is located just off the main pedestrianised town centre of Loughborough.

The town has a population in the region of 60,000 making it the largest settlement outside of the County capital of Leicester. The Town lies on the A6 and is approximately midway between Leicester and Nottingham. Loughborough is home to Loughborough university, an excellent facility that boasts one of the largest sports scholarship schemes in the UK.

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Accommodation

16 Churchgate - Commercial space (763 sq ft)- Currently available £12,000 pa

17 Churchgate - Commercial space (340 sq ft) - Let to The Gate Barbers - £7,500 per annum - Holding over currently

The Barbers are due to sign a new 6-year lease terms with 3-year breaks in 2024.

These will be on internal repairing and insuring leases. No. 17 has benefitted from a new roof in the last 3 years.

Residential income: -

Flat 16a Churchgate - £476.66 pcm

Flat 16b Churchgate - £433.33 pcm

Flat 16c Churchgate - £466.66 pcm

Flat 4 16 Churchgate - £866.68 pcm

Terms

For Sale freehold - Subject to tenants - leases available upon request.

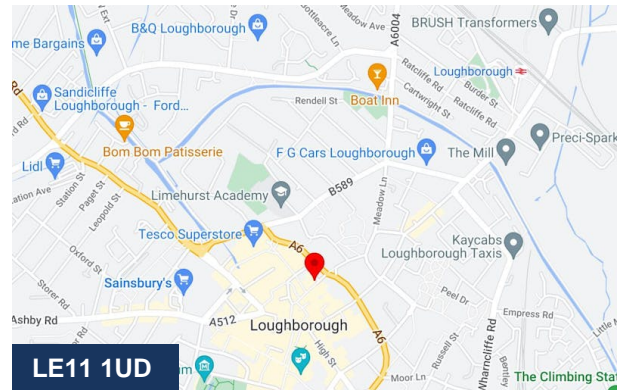
Outgoings

Commercial unit 16 - £9900 per annum rateable value. Commercial unit 17 - £6700 per annum rateable value

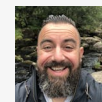
All tenants are responsible for rates payable.

VAT

The property maybe opted to tax and VAT may apply to the purchase price. To be confirmed by the sellers accountant in due course.



Viewing & Further Information



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