



## Mixed Investment For Sale

16 & 17 Churchgate, Loughborough, LE11 1UD

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

**Ground Floor Retail and 4 Residential Flats**

**2,000 sq ft**  
(185.81 sq m)

- Loughborough Town Centre
- Income producing £42,916
- 4 First floor flats
- 2 ground floor commercial units - Fully Let
- Commercial finance available

# Mixed Investment For Sale, 16 & 17 Churchgate, Loughborough, LE11 1UD

## Summary

<b>Available Size</b>	2,000 sq ft
<b>Price</b>	Offers in the region of £495,000
<b>Car Parking</b>	There is no parking with the property
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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](mailto:office@pandfcommercial.com)

## Accommodation

16 Churchgate - Commercial space (763 sq ft)- Let on a 5 year lease from June 24 - with a 3 year break - £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 - £4,436.43 PA

Flat 16b Churchgate - £5,200.00 PA

Flat 16c Churchgate - £5,980.00 PA

Flat 4 16 Churchgate - £7,800.00 PA

## Terms

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

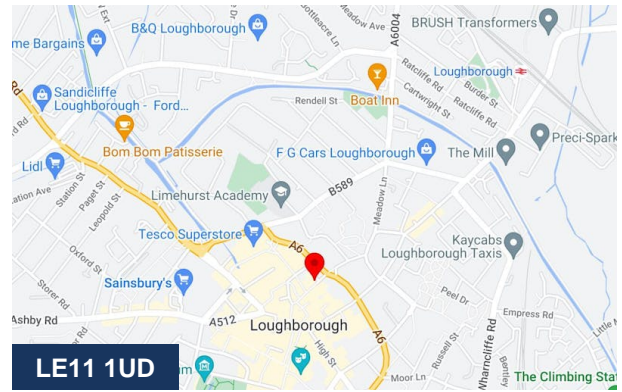
## Outgoings

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

**Luke Owen**

01664 431330 | 07542 782605

[Luke@pandfcommercial.com](mailto:Luke@pandfcommercial.com)