



## Development site

5 Granby Street, Loughborough, LE11 3DU

**Development site in Loughborough  
town centre - Guide Price £350,000**

**PP for Retail Unit plus 9 Apartments  
over 4 floors - Total 570 Sq m**

**240 sq m**  
(2,583.34 sq ft)

- 94m<sup>2</sup> Double fronted Retail Unit facing Granby Street
- 4 x 1 bedroom and 5 x 2 bedroom apartments over 4 floors
- Outline Planning permission Granted
- 60m from Cattle Market Retail Outlets
- Car Parks Nearby

# Development site, 5 Granby Street, Loughborough, LE11 3DU

## Summary

<b>Available Size</b>	240 sq m
<b>Price</b>	Offers in the region of £350,000
<b>Business Rates</b>	Vacant building plot
<b>Car Parking</b>	The building occupies the entire site and there is no additional parking.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Description

The property benefits from outline planning permission for a 4 storey property consisting of a Retail unit and 1 bed apartment to the Ground Floor with 3 Apartments (2 x 2 bed and 1 x 1 bed) to the First Floor, 3 Apartments (2 x 2 bed and 1 x 1 bed) to the Second Floor and 2 Apartments (1 x 2 bed and 1 x 1 bed) to the Third Floor.

Plans and details are available upon request.

## Location

Located just 60m off the main pedestrianised town centre of the popular market and university town of Loughborough in the Charnwood Borough of Leicestershire. 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.

Good road and rail links to surrounding towns and cities, with the M1, M42 and M69 / M6 all within a 20-mile radius and direct rail access to St Pancras station.

## Accommodation

The accommodation comprises the following areas:

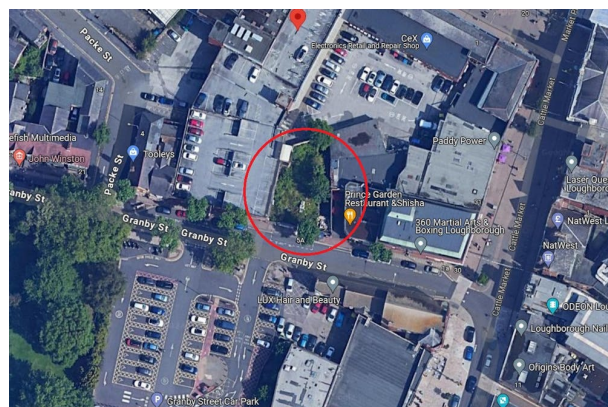
Name	sq ft	sq m	Availability
Outdoor - Building plot	2,583.34	240	Available
<b>Total</b>	<b>2,583.34</b>	<b>240</b>	

## Viewings

The previous building has been demolished and the site is secure and fenced. The location can be viewed from the public highway.

## Terms

Offered for sale freehold with the benefit of the existing Outline consent.



## Viewing & Further Information

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