



Development site

3-5 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)

- 94m² 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

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Summary

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

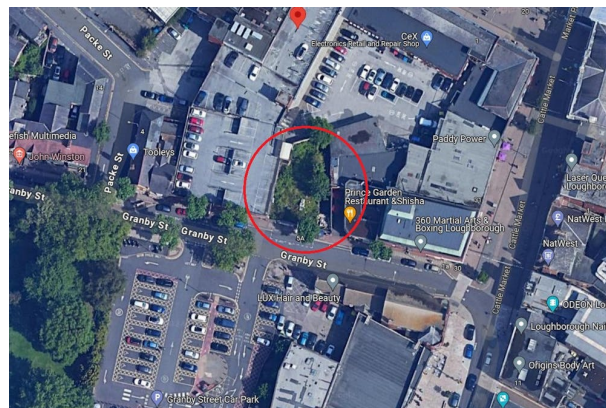
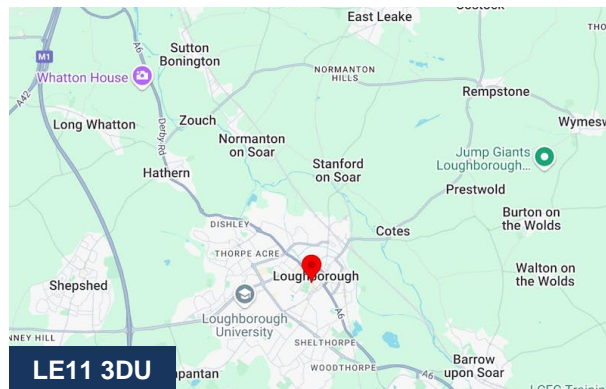
Name	sq ft	sq m	Availability
Outdoor - Building plot	2,583.34	240	Available
Total	2,583.34	240	

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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