



**DRAFT DETAILS**

**BROOK STREET, SHEPSHED, LOUGHBOROUGH, LEICESTERSHIRE, LE12 9RE**



**£550,000**

Located in Shepshed, this commercial property is divided into three main units. In short, the property comprises of the old Guns and Armour shop with office space on the first floor and area of 138.3m/sq (1489 sq/ft), the takeaway shop with an area of 81.9m/sq (882 sq/ft) and a workshop with office and storage space above that has an area of 312.9m/sq (3368 sq/ft). It has a public car park out the front, which is accessible from the main road. Energy Performance Rating to be confirmed.

**THINKING OF SELLING?**

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**Commercial Sales**

## **7E GUN SHOP:**

**SHOP FRONT: 5.9m X 7.2m (19'5 X 23'7)** UPVC double glazed window. Counter top with seating area to the rear of the counter behind door. Staircase to first floor and entrance to rear store via this space.

**REAR STORE: 16.3m X 5.1m (53'6 X 16'9)** Metal shutter on the front that leads to the main pathway outside and rear fire exit leading to garden space.

**FIRST FLOOR OFFICE: 5.5m X 3.4m (17'11 X 11'2)** Wooden framed windows and ceiling light point with a radiator installed.

**FIRST FLOOR STORE: 1.8m X 3.6m (5'9 X 11'11)** Gated door on entrance to the room, ceiling light point and wooden shelf installed.

**FIRST FLOOR OFFICE TWO: 4.9m X 3.6m (16'0 x 11'10)** Wooden framed windows, ceiling light point and a radiator installed.

## **7D TAKEAWAY SHOP**

**FRONT SHOP: 5.9m X 5.6m (19'3 x 18'3)** UPVC double glazed windows, serving counter with base units, and heated food store and ceiling light points.

**REAR STORE: 7.9m X 9.6m (25'10 x 31'5)** Radiators, ceiling light points and staircase leading to mezzanine level. Access to the next door workshop via this room.

**KITCHEN: 7.7m X 4.3m (25'2 X 14'2)** Ceiling light point, radiator and access to the rear store and front shop from here.

## **7A WAREHOUSE/ OFFICES**

**GROUND FLOOR WORKSHOP: 20.6m X 4.0m (67'6 x 13'2)** Roller met shutter that leads to front. Ceiling light point and stairs at the rear leading to the following:

**FIRST FLOOR STORE ONE: 5.4m X 2.1m (17'10 x 6'10)** Ceiling point, radiator and UPVC window. Door that leads to workshop.

**FIRST FLOOR WORKSHOP: 13.6m X 6.2m (44'9 x 20'6)** UPVC double glazed window, ceiling light point and staircase to the rear leading to the second floor.

**FIRST FLOOR OFFICE: 4.3m X 6.0m (14'3 x 19'8)** UPVC double glazed glass facing the workshop, ceiling light point.

**SECOND FLOOR WAREHOUSE: 13.9m X 8.7m (45'8 X 28'7)** Ceiling light point, radiator and access to the second floor office via this room.

**SECOND FLOOR OFFICE: 4.3m X 7.2m (14'0 X 23'7)** Ceiling light point and a radiator.

**SERVICES:** Electricity and water are connected from the mains. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION:** We believe the property to be freehold. Takeaway shop is tenanted, subject to a lease term of 15 years which expired on the 1<sup>st</sup> November 2022 with a current rental value of £16,000.00 per annum. The Gun shop and the warehouse are both empty as of currently.

**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

**VIEWING:** Strictly by prior appointment through ourselves.

**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 12<sup>th</sup> August 2024. We are members of The Property Ombudsman scheme.