

FOR SALE

SUBSTANTIAL PERIOD OFFICE BUILDING



COMMUNITY HOUSE, 133 LOUGHBOROUGH ROAD, LEICESTER. LE4 5LQ

409 Sq M (4,403 Sq Ft)

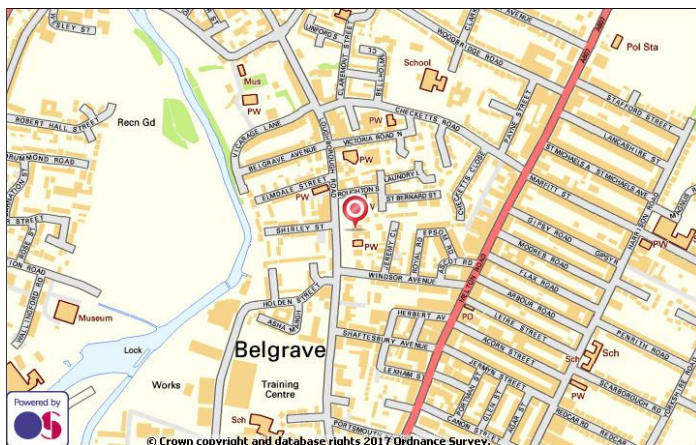
Offers in excess of £575,000

- Rare freehold opportunity
- Ample car parking
- Potential alternative uses STP

LOCATION

The property is located on Loughborough Road close to the junction with Roughton Street. Loughborough Road leads directly to the A563 outer ring road providing excellent road links to the A46 Leicester Western Bypass and the M1 J21a. The property is approximately 2 miles north of Leicester city centre.

SAT NAV: LE4 5LQ



DESCRIPTION

The property is a substantial detached period office building arranged over two floors. The main building is set back from Loughborough Road fronting the large car park which accommodates 21 car parking spaces.

The building provides a range of open plan and cellular offices together with kitchen and WC facilities. To the rear of the main building is an enclosed garden area with mature shrubbery and trees. There is a further two storey annex to the rear of the main building which has recently been refurbished providing further office accommodation on both floors.

NB There is a right of way over the car park for 133a Loughborough Road hatched green on the ordnance survey plan.

ACCOMMODATION

DESCRIPTION	SIZE (SQ.FT)	SIZE (SQ.M)
Ground - Main Building	2,047	190.2
First - Main Building	1,262	117.2
Ground - Annex	591	54.9
First - Annex	503	46.7
TOTAL	4,403	409

RATING ASSESSMENT

Rateable Value (2017):

133, Loughborough Road	£23,000
Ground Floor Annex	£4,045
First Floor Annex	£3,950

PLANNING

We understand that the property has the benefit of office use. The property is within the Loughborough Road conservation Area, although the building itself is not listed.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

PRICE

Offers in excess of £575,000. The property will be sold with vacant possession.

VAT

We understand that VAT will not be applicable.



VIEWING

Strictly by appointment with the sole agent

Andrew + Ashwell Chartered Surveyors

53 London Road Leicester LE2 0PD

Contact:

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