



DRAFT DETAILS

**28 MOOR LANE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 1BA**



PRICE: £175,000

This property comprises of refurbished offices with a workshop and yard. It is situated in an established area of the town close to the new Inner Relief Road.

Briefly, the accommodation comprises of an entrance hall, two ground floor offices, store, kitchen and WC. There are two further offices with WC to the first floor and a yard to the side giving parking space. The workshop extends to approximately 656 sq ft (60.94 sq m) and is ideal for a variety of potential uses.

It is rare that units such as these become available and interested parties are advised to take an early opportunity to inspect to appreciate the accommodation offered. Energy Rate E.

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Residential Sales

ACCOMMODATION:

GROUND FLOOR

ENTRANCE HALL: 2'11" wide (0.89m). Radiator. Stairs off to the first floor. UPVC double-glazed front door.

FRONT OFFICE 1: 14' min x 11'7" (4.26m x 3.53m). Radiator. UPVC double-glazed windows to the front and side. Suspended ceiling with inset lighting. Built-in storage cupboard. Glazed double doors to: -

REAR OFFICE 2: 12'3" x 11'9" (3.73m X 3.58m). Radiators. UPVC double-glazed window and door. Suspended ceiling with inset lighting. Door to: -

REAR HALLWAY/STORE: With access to **WORKSHOP**. Radiator. Suspended ceiling with inset lighting.

STORE: 9'2" x 6'6" (2.78m x 1.98m). Access to cellar. Wall-mounted combination boiler. Door to: -

KITCHEN: 10'4" x 9'1" (3.15m x 2.77m). Fitted with a stainless steel sink unit, base and wall cupboards. Radiator. Door into **WORKSHOP** (Which is asbestos. The report is in the office)

WC: With low flush WC and separate wash hand basin. UPVC double-glazed window.

CELLAR: 11'6" x 11'6" (3.50m x 3.50m). Electric light.

FIRST FLOOR

FRONT OFFICE 3: 14'10" x 11'5" (4.52m x 3.47m). Radiator. UPVC double-glazed window. Suspended ceiling with inset lighting.

OFFICE 4: 12'5" x 12'1" (3.78m x 3.68m). Radiator. UPVC double-glazed windows to rear and side. Suspended ceiling with inset lighting. Store off.

WC: With low flush WC and wash hand basin. Radiator. UPVC double-glazed window.

OUTSIDE: To the side of the property is a yard area extending to approximately 409 sq ft (38 sq m). This leads to: -

WORKSHOP: 31'9" x 20'8" (9.67m x 6.2m) extending to approximately 656 sq ft (60.94 sq m). Radiator. Door to yard and further door to the **KITCHEN**.

DIRECTIONAL NOTE: From our office, proceed by car on the A6 Leicester Road towards Quorn, turning left at the third set of traffic lights onto Queen Street, which leads to King Street. Take the second turning on the left into Moor Lane and the property is on the right hand side of the road.



SERVICES: All services are provided at the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

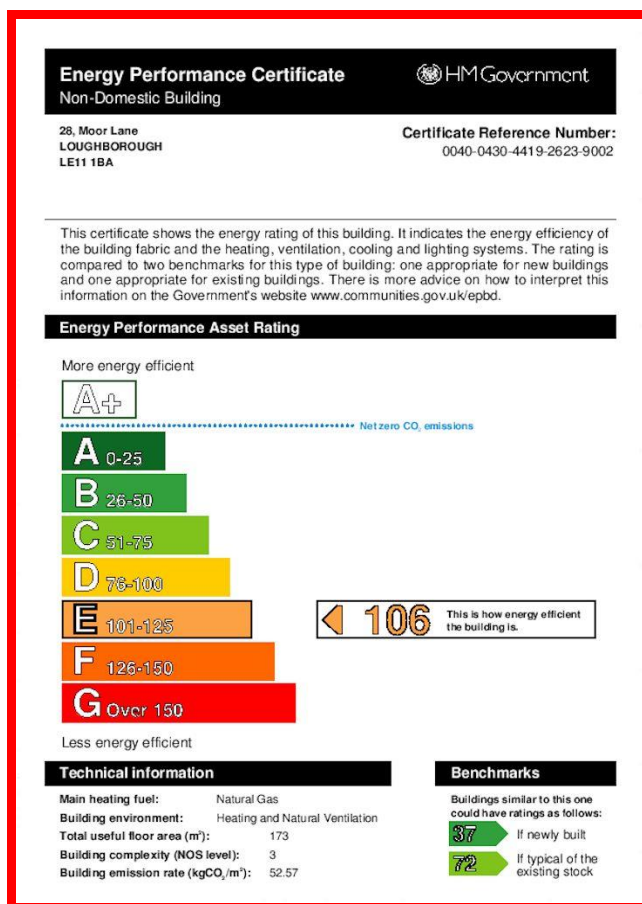
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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 i.e. a passport, driving licence 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 17th November 2016. We are members of The Property Ombudsman scheme.



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**FOR FURTHER DETAILS
AND INFORMATION**

PLEASE TELEPHONE 01509 214564

