



**3, 4 & 5 THE PARADE, SHEPSHED, LOUGHBOROUGH,  
LEICESTERSHIRE, LE12 9QS**



**PRICE:£169,950**

A rare and an exciting opportunity to purchase three units all currently let and bringing in approximately £13,860 per annum exclusive. In addition to the flats, there are three garages, two currently let out and bringing in again £1,000. What is rare about the sales of these units is that they come with freehold to the flats above unit. Number three commercial unit has a front door to the shop, store to the rear and W.C. Flat 4 is a two bedroom flat to lounge and open plan kitchen, two bedrooms and bathroom and small utility area. Flat 5 is a one bedroom flat with open plan lounge/kitchen, double bedroom to the rear showroom with W.C. off There is a provision within the lease that the ground rent increases every thirty three years. Currently that is £50.00 per unit and after 33 years, this will go up to £100.00 and then again the next 33 years will go up to £150.00. This is an exciting opportunity for those looking to invest, offers scope for a good renewal in the years to come and must be renewed to appreciate the potential offer.

Energy Rating of 3 is E. Energy Rating for 4 is D. Energy Rating for 5 is E.

**THINKING OF SELLING?**

**For a FREE VALUATION of your property without obligation  
RING FRECKELTONS on 01509 214564**

**Residential Sales**

### 3 THE PARADE

**FRONT SHOP:** 23'1" x 17'11" (7m x 5.5m) Four light points. Ceiling glazed windows and door to the front elevation. Laminate flooring, Plumbed-in sink. Door through to:-

**FURTHER STORE:** 5'6" x 4'7" (1.7m x 1.4m) Door through to:-

**W.C.:** This comprises of W.C. and wash hand basin with window to the rear.

### 4 THE PARADE

**OPEN PLAN LOUNGE/KITCHEN:** 21'10" x 17'11" (6.7m x 5.5m) Window and door to the front elevation. Three wall light points. Night storage heater. Wall mounted fan heater. Laminate flooring.

**KITCHEN AREA:** Which ranges of base eye level units with work surface. Inset 1½ bowl sink and side drainer. Oven and hob extractor fan. Space for fridge freezer. Door leads to:-

**HALLWAY:** Leads from down to the back door with ceiling light point. Door to:-

**UTILITY AREA:** Which has a space for plumbing a washing machine. Housing the hot water cylinder and ceiling light point.

**BEDROOM 1:** 12'8" x 8" (3.9m x 2.4m) Ceiling light point. Double wardrobe. Night storage heater.

**BEDROOM 2:** 8'8" x 7'10" (2.6m x 2.4m) Built in wardrobe. Ceiling light point. Night storage heater.

**BATHROOM:** Comprises of a three piece suite to include a corner bath with shower attachment over. W.C and wash hand basin. Ceiling light point. Extractor fan. Ladder effect heated towel rail.

### 5 THE PARADE

**OPEN PLAN LOUNGE/KITCHEN:** 21'6" x 17'9" (6.6m x 5.4m) String style lighting with four light points and three further wall light points. UPVC double-glazed windows and doors to the front elevation. Night Storage heater and wall mounted convector heater. Laminate flooring.

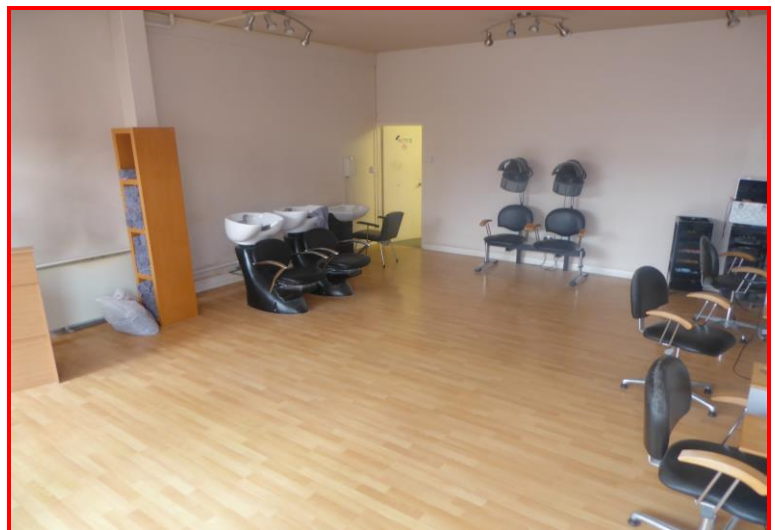
**KITCHEN AREA:** Comprises of a range of base and eye level units with insert surfaces. Integrated oven and hob. Space for washing machine and fridge freezer. Door to:-

**HALLWAY:** Ceiling down lights. Door to Rear:-

**BEDROOM:** 12'7" x 8'6" (3.8m x 2.6m) Ceiling light points Night storage heater and built in wardrobe with mirrored front.

**SHOWER ROOM:** 6'9" x 7'5" (2.1m x 2.3m) Shower cubicle. Ceiling light point. Extractor fan. Four tiling to the walls and to the floor. Door through to:-

**W.C.:** W.C. and wash hand basin. Light point. UPVC double-glazed windows to the rear and fully tiled floor and walls.



**OUTSIDE:** Number 3 has no front space. Just a walk way to the shop. To the rear there is access at garage. Both flats have a small decking area to the front which is separated from the walk way and is for their use only.

**DIRECTION NOTE:** Proceed out of Loughborough in a Southerly direction on the A6 Leicester Road. At the first stop at traffic lights turn right onto Southfield Road follow the road around to the right onto the left onto Forest Road and the first traffic island junction, take the fourth exit onto Epinal Way and continue past the university taking the first exit to keep to A512. Continue on to the A512 over to the motorway traffic and junction up entering the village of Shepshed proceed to the second of the traffic lights, turning right onto charnwood road. Take the first left hand turn onto Anson Road, continue down the hill where on the right hand side and the entrance to Griffin Close can be located, where the parade is situated in between the entrance of Griffin Close and the new Co-op store, and all three are located onto the right hand side.

**SERVICES:** Electric and water are connected to 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 each unit is occupied under tenancy agreement. For further information please contact the agent.

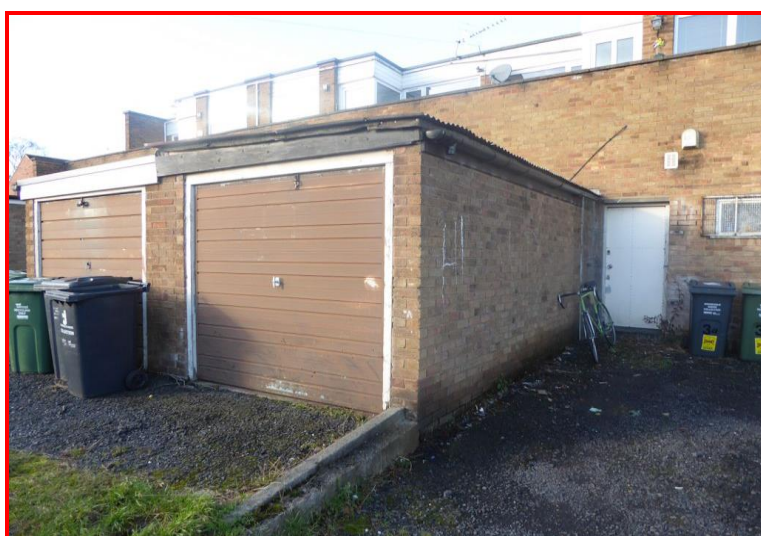
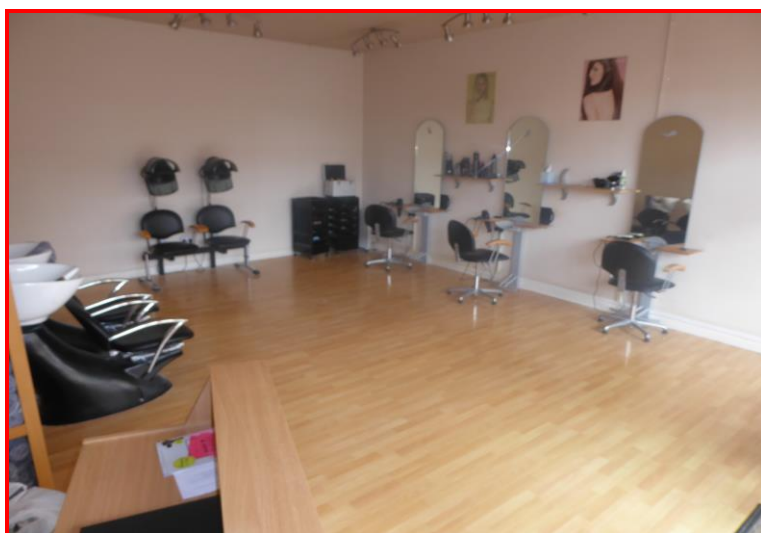
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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 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 23/01/18. We are members of The Property Ombudsman scheme.



# Energy Performance Certificate

Non-Domestic Building



3 The Parade  
Shephed  
LOUGHBOROUGH  
LE12 9QS

Certificate Reference Number:  
0020-8948-0378-7930-5040

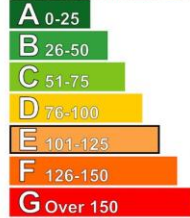
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions



110 This is how energy efficient the building is.

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 64  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 135.87  
Primary energy use (kWh/m<sup>2</sup> per year): 803.71

## Benchmarks

Buildings similar to this one could have ratings as follows:  
29 If newly built  
86 If typical of the existing stock

# Energy Performance Certificate

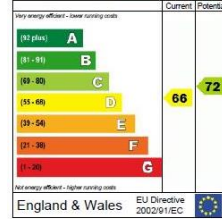


4, The Parade  
Shephed  
LOUGHBOROUGH  
LE12 9QS

Dwelling type: Ground-floor flat  
Date of assessment: 10 May 2011  
Date of certificate: 09 June 2011  
Reference number: 0880-2870-8257-9499-8475  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 61 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

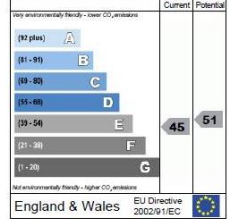
## Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	423 kWh/m <sup>2</sup> per year	387 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.6 tonnes per year	3.9 tonnes per year
Lighting	£72 per year	£36 per year
Heating	£274 per year	£204 per year
Hot water	£219 per year	£219 per year

You could save up to £105 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

# Energy Performance Certificate



5, The Parade, Shephed, LOUGHBOROUGH, LE12 9QS

Dwelling type: Ground-floor flat  
Date of assessment: 17 February 2014  
Date of certificate: 17 February 2014  
Reference number: 0774-2843-8228-9594-4145  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 60 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,084

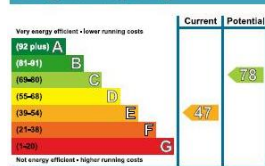
Over 3 years you could save: £ 1,833

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 129 over 3 years	You could save £ 1,833 over 3 years
Heating	£ 2,388 over 3 years	£ 825 over 3 years	
Hot Water	£ 453 over 3 years	£ 297 over 3 years	
<b>Totals</b>	<b>£ 3,084</b>	<b>£ 1,251</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 759	Yes
2 Floor insulation	£800 - £1,200	£ 345	Yes
3 Draught proofing	£80 - £120	£ 42	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.