



## DRAFT DETAILS

**35A ASHBY ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 3AA**



**PRICE: £ 250,000**

This property is well situated on Ashby Road close to the Sainsbury store in an area which is becoming increasingly popular. Briefly the accommodation comprises of a sales shop extending to approximately 423 sq ft (39.3 sq m) rear store, kitchen and W.C. On the first floor there are three offices and a bathroom and to the second floor two further rooms. The property is currently used as a restaurant and is being sold with a tenant in situ, with their lease currently due to expire on 1st May 2023. The property is currently achieving a rental amount of £13,000 per annum. Energy Rate D.

### THINKING OF SELLING?

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

**Residential Sales**

## **ACCOMMODATION:**

**SHOP FLOOR:** Approx. 5.49m x 7.93m max (18' 0'' x 26' 0'') Stairs off to the first floor. Three radiators. Cellar off. Door to:-

**REAR STORE:** 3.2m max x 2.9m (10' 6'' x 9' 6'')  
Radiator. Door to:-

**CELLAR:** 4.45m x 2.16m (14' 7'' x 7' 1'')  
reducing to 3.48m x 1.35m (11' 5'' x 4' 5'')  
Electric lights.

**KITCHEN:** 2.36m x 2.18m (7' 9'' x 7' 2'') Gas central heating boiler. Stainless steel sink unit. Door to:-

**W.C.:** With high level suite.

**FIRST FLOOR LANDING:** Radiator.

**FRONT OFFICE 1:** Radiator. Two UPVC double glazed windows.

**OFFICE 2:** 3.68m x 3.53m (12' 1'' x 11' 7'')  
Radiator.

**OFFICE 3:** 3.4m x 3.15m (11' 2'' x 10' 4'')  
Radiator and built in cupboard.

**BATHROOM:** 2.39m x 1.75m (7' 10'' x 5' 9'')  
Bath, wash hand basin and low flush W.C.

## **SECOND FLOOR LANDING:**

**FRONT ROOM:** 5.26m x 2.36m (17' 3'' x 7' 9'')  
Radiator. UPVC double glazed window.

**REAR ROOM:** 3.3m x 2.39m (10' 10'' x 7' 10'') Radiator.

**OUTSIDE:** To the rear of the property is a small private yard area. There is a shared pedestrian entry with access to Ashby Road.

**SERVICES:** We understand the property is connected to main gas, water, electric and drainage services. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION:** The property is being sold with a tenant in situ with their lease currently due to expire on 1st May 2023. The property is currently achieving a rental amount of £13,000 per annum.

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

**DIRECTIONAL NOTE:** Leave the town centre of the A512 through Ashby Square which leads into Ashby Road. The property is then on the left hand side just past Sainsbury's store.

**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 November 2022. We are members of The Property Ombudsman scheme.

