



64 Baxter Gate

Loughborough

LE11 1TH

Eddisons

64 BAXTER GATE

LOUGHBOROUGH, LE111TH



Agreement

For Sale



Detail

Investment Opportunity



Price

£200,000



Size

934 sq ft



Location

Loughborough, LE111TH



Property ID

#FILENO/

Viewings are by appointment with the sole agents, Eddisons:-



AMAN VERMA

BSc (Hons) MRICS

Associate Director

aman.verma@eddisons.com

07483 415606

0116 478 6055

Property

The property comprises a three storey building with basement of traditional brick construction beneath a pitched slate roof. The front elevation comprises a glazed shop frontage together with an iron gate which provides access through to the rear via a shared tunnel entrance. The floors are constructed in a mixture of solid concrete and suspended timber construction.

Internally, the premises is laid out to provide sales accommodation together with ancillary storage and welfare facilities at ground and basement level, whilst the upper floors are laid out to provide a self-contained two bedroom flat, both with en-suite shower rooms.

Externally, the property has the benefit of external storage to the rear, access via a tunnel entrance from Baxter Gate.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor Sales	17.59	189
Basement Ancillary	13.48	145
Total Net Internal Area	31.07	334
First Floor - Living Kitchen	30.57	329
Second Floor - Two Bedrooms / Two En-Suite Shower Rooms	25.17	271
Total Gross Internal Area	55.74	600

Services

We understand that all mains services are available to the premises, save for gas.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

Rating: E (104)

Town & Country Planning

We understand the ground floor of the property has the benefit of authorised use under Class E Use whilst the upper floors benefit from Class C3 Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

The premises may be suitable for other uses, subject to planning.

This information is provided for guidance purposes only and prospective parties are advised to undertake their own due diligence in this regard.

Rates

Charging Authority:	Charnwood Borough Council
Description:	Shop and Premises
Rateable value:	£5,500
UBR:	0.499
Period:	2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Price

£200,000

VAT

The premises are not elected for VAT.

Tenure

The freehold interest is available to purchase, subject to existing tenancy.

Tenancy

Key information:

Tenant:-	Private individual
Lease term:-	3 Years
Commencement Date:-	1st April 2024
Expiry Date:-	31st March 2027
Break Option:-	Mutual break, subject to 3 months prior written notice
Break Date:-	1st October 2025
Rent:-	£12,600 per annum
Rent Review:-	Market Rent
Rent Review Date:-	1st October 2025

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The premises is prominently located on the south east side of Baxter Gate in Loughborough town centre, one of the principal food and beverage destinations within Loughborough.

Baxter Gate has the benefit of excellent footfall and passing traffic as it is one of the main conduits into the town centre from the mainline railway station, which is conveniently within walking distance.

Occupiers on Baxter Gate include Nandos, Boo Burger, Pizza Express and Oodles, whilst there are also a number of local independent covenants.





