



Bakewell Road | Loughborough | LE11 5QY

Guide price £250,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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FREEHOLD COMMERCIAL UNIT - A large commercial unit with 3 x HGV size doors, inspection pit, self contained office with kitchenette and w/c. There is ample parking behind lockable gates. No Chain. Vacant Possession.



- FREEHOLD UNIT
- BUSY AREA WITH NUMEROUS BUSINESSES
- FORMER HGV SERVICING BUSINESS
- OFFICE AND W/C
- INSPECTION PIT
- INDUSTRIAL ESTATE POSITION
- EASY ACCCESS TO A512/M1
- 3 X HGV ROLLER SHUTTER DOORS
- STORE ROOM
- NO UPWARD CHAIN

Office 1

W/c

W/c 2

Store

Main Unit

Outside

Extra Information

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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