



Bakewell Road | Loughborough | LE11 5QY

Guide price £250,000



**RICHARD  
HARRISON**  
ESTATE AGENTS & VALUERS

Bakewell Road |  
Loughborough | LE11 5QY  
Guide price £250,000

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 |

16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk