



18A to 18D Pinfold Gate, Loughborough LE11 1BE

Freehold Investment in  
Loughborough Town Centre.

Guide price £750,000 Freehold  
Income producing £71,880 Per  
annum gross

Funding available subject to status

- Mixed use commercial/Residential investment for sale Fully Let
- Income producing £71,880 Gross
- Loughborough Town Centre property
- 2 Commercial units
- 2 residential apartments
- Prominent location

# 18A to 18D Pinfold Gate, Loughborough LE11 1BE

## Summary

Size - 2790 sq ft both floors

Price - £750,000

VAT - may be applicable on the purchase price

Legal fees - Each party to bear their own costs

Funding - subject to status funding may be available for this property

EPC - As detailed below

## Description

The property is a 2 storey brick built building under a pitched tile covered roof, with ground floor commercial space split into 2 units with a total capacity of circa 1860 sq ft.

The first floors are split into 2 residential flats at circa 930 sq ft.

There is a rear access and bin store to the property.

## Location

Loughborough is home to Loughborough university, an excellent facility that boasts one of the largest sports scholarship schemes in the UK. Good road and rail links to surrounding towns and cities, with the M1, M42 and M69 / M6 all within a 20-mile radius and direct rail access to St Pancras station.

## Terms

Offered for sale Freehold subject to the residential and Commercial tenants - guide price £750,000 - The purchase price maybe subject to VAT - TBC.

## Income

The property has a gross income as follows:-

18a - First floor flat - £22,880 - Inclusive bills (4 Bed)

18b - First floor flat - £26,000 - Inclusive of bills (5 Bed)

18c - Ground floor Commercial - £10,000 - 5 year lease from 1st November 2024 with 3 year break clause.

18d - Ground floor Commercial - £13,000 increasing to £15k in year 3 - 5 year lease from January 2025 with 3 year break clause.

The residential accommodation is held by way of Student shorthold tenancy agreements

Utilities are charged at £25pppw

## EPC

18a - First floor flat - 62 (D)

18b - First floor Flat - 70 (C)

18C & D - Ground floor Commercial 124 (E)



## Viewing and Further Information

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