

FOR SALE

Freehold

Former haulage yard, workshops
and residential house



**1 & 1A Forest Street
Shepshed, Loughborough LE12 9BZ**



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Loughborough LE12 9BZ**



A unique opportunity to acquire the freehold of this former established haulage yard, workshops and 2 bedroom house.

- Excellent corner plot
- Located within walking distance to amenities.
- Possible development opportunities (STP)



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Particulars dated February 2021
Photographs dated: February 2021

Location

The site is located on the prominent corner of Forest Street and Loughborough Road, Shepshed.

Shepshed is a large and extremely well serviced village offering a range of local shops, public houses, supermarkets and other facilities.

Strategically well placed close to junction 23 of the M1 and convenient for the M42 at Ashby and East Midlands airport, the village is also well placed for schooling and Loughborough.

Description

The site comprises 2 main buildings within a corner site measuring approximately 5,194 sq ft or 0.119 acres and has two main metal gated access points.

1 Forest Street

This is an end of terrace two storey brick built residential house comprising a lounge, dining room, kitchen on the ground floor with two bedrooms and a bathroom on the first floor. There is also a small but usable basement area.

The property is in need of complete renovation but has many period features still remaining.

1A Forest Street

This former haulage yard houses an L shaped two storey workshop building facing Forest Street and Loughborough Road with several roller shutter and double access doors to the ground floor open plan work space. The entire workshop measures approximately 2,260 sq ft over both floors.



The first floor, accessed from two main internal staircases at both ends of the building is boarded and largely open plan with plenty of natural light from multiple, dual aspect attractive windows.

The yard area is level concrete and is securely gated.

Guide Price

£350,000 exclusive of VAT

Tenure

Freehold interest.

Services

It is understood that the property has mains electricity and water connected. The purchaser is responsible for all services directly with the suppliers.

EPC

Energy Performance Rating N/A

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Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.


VAT


Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by appointment only with the sole selling agent.




 **Approximate Travel Distances**

 **Locations**


- M1 (J23) - 1.3 Miles
- A6 - 2.3 Miles
- Leicester - 13.2 Miles

Sat Nav Post Code

- LE12 9BZ

 **Nearest station**

- Loughborough Station - 5 Miles

 **Nearest Airports**

- East Midland Airport - 6.9 Miles

