

FOR SALE

INVESTMENT SUMMARY

- Education facility investment opportunity.
- Let to Compass Fostering Central Limited until July 2030.
- Dun and Bradstreet covenant rating of 2A2.
- Passing rent of £47,200 per annum, reflecting a modest rent of £8.39 psf.
- Freehold.
- Offers in excess of £560,000 (STC).
- Net initial yield of 8.03%.



MOUNTFIELDS HOUSE

Epinal Way, Loughborough,
Leicestershire, LE11 3GE

Education Facility Investment
Opportunity in Loughborough

**Lambert
Smith
Hampton**

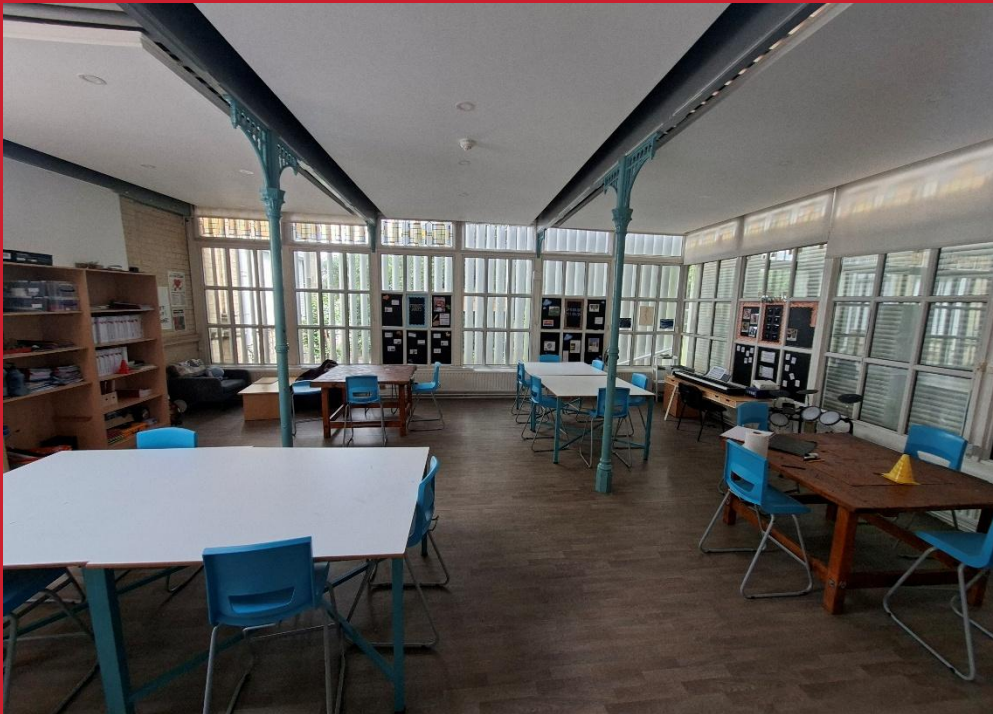
Mountfields House, Epinal Way, Loughborough, Leicestershire, LE11 3GE

LOCATION

Mountfields House is located in Loughborough, a market and university town in Leicestershire. Loughborough lies approximately 12-miles north of Leicester, 16-miles south of Nottingham and 112-miles northwest of London.

Loughborough benefits from excellent communications, being only 4-miles east of Junction 23 of the M1. The busy A6 trunk road runs through the town, linking Junction 24 of the M1 to Leicester, Kettering and Bedford.

East Midlands Airport, which provides domestic and international flights, is approximately 7-miles to the northwest. Loughborough train station is on the Midland Main Line.



SITUATION

Mountfields House is situated in the southwest of Loughborough and is accessible off the A6004 (Epinal Way). The A6004 links onto the A6 to the south leading towards Leicester, as well as being the main road into the university campus to the north. It also links onto the A512 (Ashby Road) which leads onto junction 23 of the M1.



Mountfields House, Epinal Way, Loughborough, Leicestershire, LE11 3GE

DESCRIPTION

Mountfields House is a detached building extending in part over two storeys and part over three storeys, with an additional basement area. It is a period building originally built in the late 19th century of traditional construction with brick walls to all elevations beneath a pitched slate roof.

The property was previously used as office accommodation before recently being converted into an educational use. The layout consists of an entrance reception, a series of classrooms, kitchen, staff rooms and WCs to the ground floor. There are two separate stairs leading to the first floor providing further classrooms and WCs, and staff offices to the second floor. In addition, there is a basement area used as storage space.

Externally, there are two tarmacadam car parks and a garden to the side. In total the site provides approximately 25 car parking spaces.

The property measures approximately 5,628 sq. ft NIA.

ACCOMMODATION

Floor	Uses	Sq. Metres	Sq. Feet
Ground	Classroom & ancillary	338.49	3,643
First	Classroom & ancillary	138.18	1,487
Second	Offices	46.28	498
Total Net Internal Area		522.95	5,628

Please note – these floor areas exclude the basement.



TENANCY

The property is currently let to Compass Fostering Central Limited for a term of 10-years, expiring on 30th July 2030 on full repairing and insuring terms. The passing rent is £47,200 per annum, equating to £8.39 psf. There was a rent review due on 31st July 2025 which we understand was not activated.

The property is currently occupied and operated as Mountfields Lodge School.

TENURE

Freehold.



COVENANT

Compass Fostering Central Limited (Company Number: 04331256) are a leading independent UK fostering agency, and hold a Dun and Bradstreet rating of 2A2 (low to moderate risk).

Year Ending 31/03	2025	2024	2023
Shareholders' Funds	£3,125,274	£3,247,375	£3,775,945



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PROPOSAL

We are instructed to seek offers in excess of **£560,000 (Five Hundred and Sixty Thousand Pounds)** for the Freehold Interest, subject to contract and the existing tenancy. A purchase at this level reflects a net initial yield 8.03%.

METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

AML

The successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

The property has an EPC rating of E (106), valid until 29th July 2030.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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