



**Lambert
Smith
Hampton**

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For Sale

Land/Development Site

Prime Development Opportunity Now Available

14 Pinfold Gate, Loughborough, LE11 1BE



- 0.29 Acres (0.12 Ha)
- Suitable for a variety of uses - STP. Planning for residential scheme ongoing
- Prominent Town Centre Location
- Comprises fitness centre of 4,300 Sq Ft

Lambert Smith Hampton

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14 Pinfold Gate, Loughborough, LE11 1BE

Location



The site is located in a prominent position fronting on to Pinfold Gate in the centre of Loughborough. The property sits immediately opposite Loughborough Magistrates Court in close proximity to the junction with A6 Jubilee Way. The site is in walking distance to all of Loughborough's retail & leisure amenities with the new Cineworld complex a short walk away.

Description

The site extends to 0.29 acres and benefits from vehicular access directly off Pinfold Gate. The site is roughly rectangular in lay-out with the site accommodating the boxing & fitness centre, a two-storey former public house. This property comprises approximately 4,300 Sq Ft of predominantly open plan space with treatment rooms, stores, changing facilities and toilets.



Accommodation

The site extends to the following area:

Site Area	Acres	Hectares
Total	0.29	0.12

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property has the following 2017 Rateable Value: £29,750.

Terms

The freehold is available with vacant possession. We understand the title is free of any restrictive covenants or easements although purchasers should rely on their own investigations in this respect.

Price

Offers in the region of £950,000

Please liaise with the agent for further details

Planning

The site is suitable for other uses such as residential development. The vendor is lodging a planning application for a residential development for 40 units imminently.

EPC

Due to the site being earmarked for redevelopment, the existing building does not require an EPC.

Viewing and Further Information

Viewing strictly by prior appointment with the agents:

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