

58 Canal Bank

Loughborough, LE11 1QA

**To Let**

**£1,250 p/m**



**Industrial / Residential  
Mixed Use**

**Workshop, office, yard  
2/3 Bed house option**

**short term lease options**

**Contact;**

Mark North

07470 292 634

marknorth8@gmail.com

 **Kinchley Estates**

# Rear of 59 Canal Bank, Loughborough, LE11 1QA

## Location

The site benefits from a peaceful location fronting The Grand Union Canal on the edge of Meadow Lane Industrial Estate. Access to Canal Bank is from Derby Road.

The property is within easy walking distance of Loughborough Town Centre and also the out of town retail occupiers including B&Q, Aldi and B&M, which are accessed along the popular canal towpath outside the property's gate.

## Description

The site was a former car workshop and garage. The workshop has a pitched roof and a number of translucent roof panels providing good natural light. Access to the undercover canopy is via a circa 3m wide sliding door. The self contained yard is fenced and gated and totals approximately 675 sqm. It is part concrete, part asphalt and part unsealed. The office fronting the yard benefits from double glazing and mmmf insulation. Toilet facilities and staff room are at the rear. The total site area extends to approximately 0.26 acres (0.1 hectares).

## Alternative Uses and Planning

We understand the local planning authority have designated the premises as Commercial Zone E. This permits a broad range of commercial activities offering an opportunity to maximize the benefits of the location.

Interested parties are advised to make their own enquiries of the local planning authority.

## Rating

We are advised that the Rateable Value for the property is £6,700. Interested parties are advised to make their own enquiries to the local authority (Charnwood) regarding rates liability and any reliefs that may be available. Further information is available on [www.gov.uk/calciuate-yourbusiness-rates](http://www.gov.uk/calciuate-yourbusiness-rates).

## Energy Performance Certificate (EPC)

Energy Performance Asset Rating: D.



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## Accommodation

The property comprises the following approximate floor areas:

Note: These areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Tenure

The property is available to let on a new lease of three years at a quoting rent of £15,000 per annum exclusive of outgoings.

## Offers

Offers are invited on the leasehold interest for the commercial property described above. Offers for short term lease agreements will be considered.

The site is shared with a 2/3 bed house. This is vacant and available to rent.

Further information is available upon request. Please contact Mark North with all expressions of interest or to inspect.

## VAT

No Value Added Tax currently chargeable on rent.

	Sq m	Sq ft
Workshop / Warehouse	96.0	1,033
Front Office	21.1	227
Canopy	86.2	928
Staff / break Room	6.0	65
<b>Total Accommodation</b>	<b>209.3</b>	<b>2,252</b>
Yard	675	7,265

## Viewing

Strictly by appointment through sole agents.

**Contact:** Mark North, MRICS  
07470 292 634  
marknorth8@gmail.com



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Total Site Area  
0,1 hectares  
**0.26** acres



For further details contact:  
**Mark North 07470 292 634**  
[mark@kinchley.co.uk](mailto:mark@kinchley.co.uk)

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