



## Offices in LE12

Swan Street, Sileby, Loughborough,  
Leicestershire, LE12 7NW

**£180,000** Starting Bid

## Property features

- ✓ Open planned office space and addition private meeting rooms
- ✓ For sale freehold
- ✓ Shed and bin store
- ✓ Current income £8k with ERV potential £32k when fully let
- ✓ Offices and studio space with Kitchenette and welfare facilities provided

## Description

**\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply\*\***

Freehold Office and Studio space for sale

Part let and part vacant

Available Size - 2700 Sq. ft

Business Rates - Tenants are responsible for the rates payable. Full rate relief should be available.

VAT - Not Applicable

Legal Fees - Each party to bear their own costs

EPC Rating - C (69)

The property is accessed off Swan Street, which is a largely residential street in the Village. The offices are set out over the ground and first floors of the main building with a studio annexe which is independently accessed.

The Ground floor offices comprise - 2 offices totalling 992 Sq Ft with 1 office occupied. Open office/reception area. With a well fitted out shared kitchen area plus 2 w/cs and a shower.

The first floor offices which total 1,071 Sq Ft offer a central waiting/meeting area with 3/4 offices which could be let individually or as a whole. Shared Kitchenette. The first floor uses the ground floor w/c's.

The Studio/annexe - which is 647 Sq Ft with its own access, open plan character studio with separate boardroom, kitchenette and well fitted out W/c and shower room.

Location - The property is located in the popular village of Sileby. Sileby sits in the Soar Valley just 8 miles north of the city of Leicester and 5 miles southeast of Loughborough and the civil parish has a population of 8,960 at the 2021 census.

One of the ground floor office rooms is let on a 5 year lease with a 3-year break from the 1st October 2025 @ £8k per annum plus bills.

Services - We understand that all main services are connected. These services have not been tested by the agent.

Please note we have not inspected the property.

Price: Starting Bid £180,000

Property Type: Offices

Business Type: B & B's

Parking: None

## Location

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## Accommodation

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## Tenure

Freehold - LT462093

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## EPC

Available upon request, rating C

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## Rateable Value

Current rateable value (1 April 2023 to present)

£9,800

Sourced from VOA

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Swan Street, Sileby, Loughborough, Leicestershire, LE12 7NW

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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