

# RESIDENTIAL FACILITY FOR SALE

Charnwood House, 38 Charnwood Road, Shepshed, Loughborough, LE12 9QF

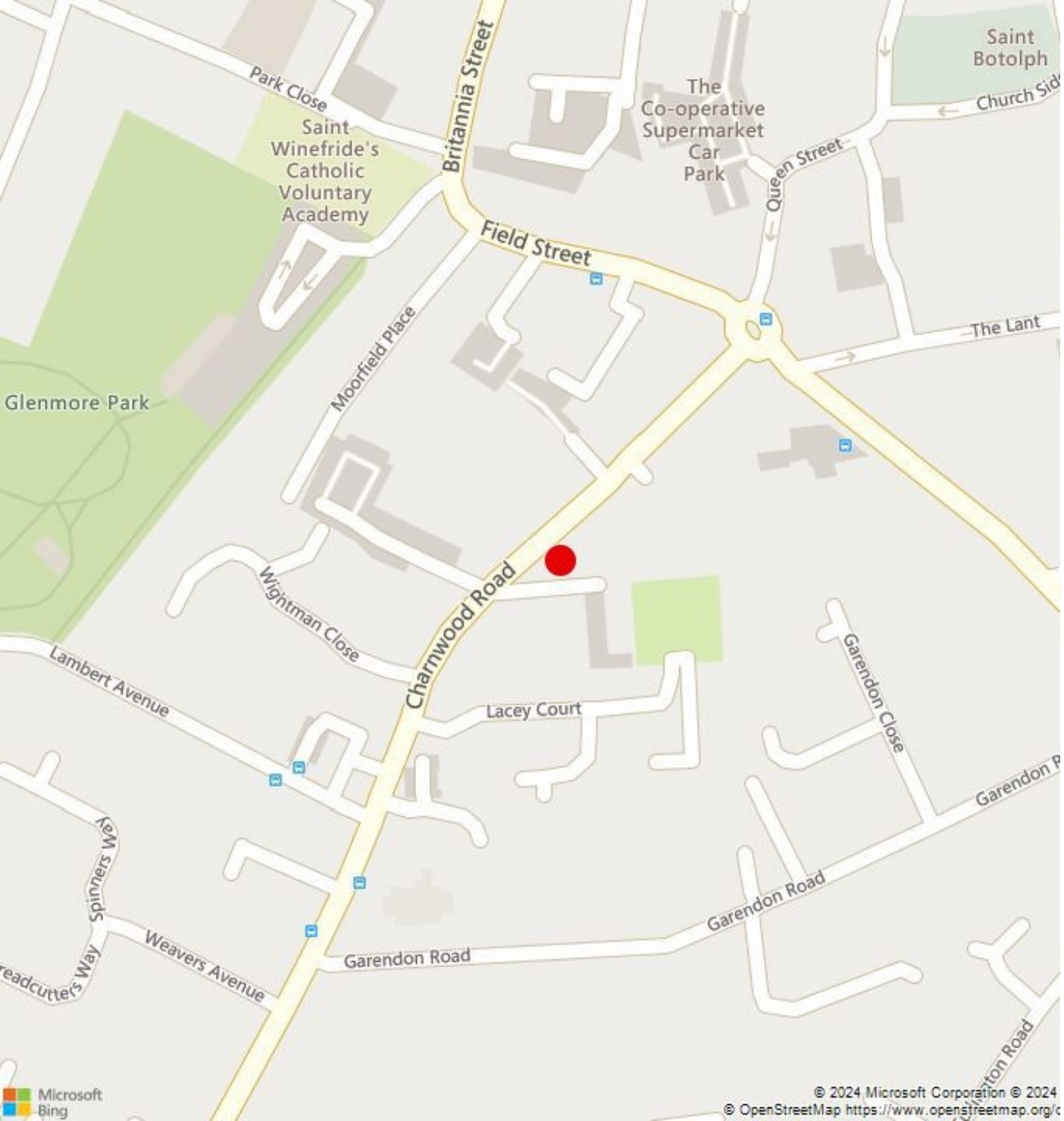


13,810 Sq Ft (1,282.95 Sq M)

£1,800,000 for the Freehold

- ▶ Comprehensively refurbished property
- ▶ Fully fitted accommodation with 29 bedrooms
- ▶ Prominent location
- ▶ Potential to convert to flats





### LOCATION

The property occupies a prominent position fronting Charnwood Road, on the outskirts of Shepshed town centre. The property is situated directly opposite Asda supermarket and is adjacent to residential premises.

Shepshed is town in north Leicestershire with a population of approximately 14,875. The town sits within the borough of Charnwood, approximately 3 miles west of Loughborough town centre.

Shepshed is located adjacent to J23 of the M1 motorway. The closest railway station is at Loughborough. East Midlands Airport is less than 5 miles away (J23A of the M1 motorway).

### DESCRIPTION

The property comprises an imposing two and three storey brick built building. It is understood that the original building was constructed in the late 1980's and there have been subsequent rear extensions.

Externally, there is a front car park providing at least 7 marked out spaces, with additional parking at the rear.

The property has been comprehensively refurbished to provide 29 studio rooms with communal facilities, which was focused on providing supported living accommodation. All 29 studios have a living area, together with an integrated bedroom and small kitchenette with built in appliance and fitted shower room. To the rear, is a small enclosed garden area.

Plans are available from the agent showing conversion to private flat accommodation.



## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	6,235	579.23
First Floor	3,877	360.17
Lower Ground Floor	3,698	343.54
<b>Total</b>	<b>13,810</b>	<b>1,282.95</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice

## CURRENT RATING ASSESSMENT

We understand that the property is not currently rated for Non Domestic purposes.

## EPC

The property has an Energy Rating of C.  
The EPC will be valid until 29 February 2032.

## TENURE

Freehold, with vacant possession.

## PRICE

£1,800,000 for the Freehold.

## VAT

We understand that VAT does not apply to this transaction.

## SERVICES

All main services are connected, including mains gas, electricity, water and drainage.

There is a new boiler system providing heating throughout.

The property benefits from a new passenger lift with access to all floors.

## PLANNING

The historic use of the property was for a care facility, conforming to Use Classification C2 of the Town & Country Planning (Use Classes) Order (as amended) Regulations 2020.

Planning Permission has subsequently been provided (P/20/22/17/2) for a change of use from a Residential Institution (Use Class C2) to Assisted Living Home (Sui Generis).



## VIEWING

Please get in touch to arrange a viewing.



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### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.