

LET



A1

# BELGRAVE ROAD LEICESTER LE4 5AS

£1,500 Per  
Calendar Month

## FEATURES

- Plenty of Office Spaces
- Amazing Location
- Heavy Footfall
- Cellar
- Belgrave Road
- Previous Photo Studio



 **SETHS**

# Null Bedroom A1 located in Leicester

Seths takes great pride in presenting this spacious Retail Unit, formerly utilised as a Photo Studio, for your consideration.

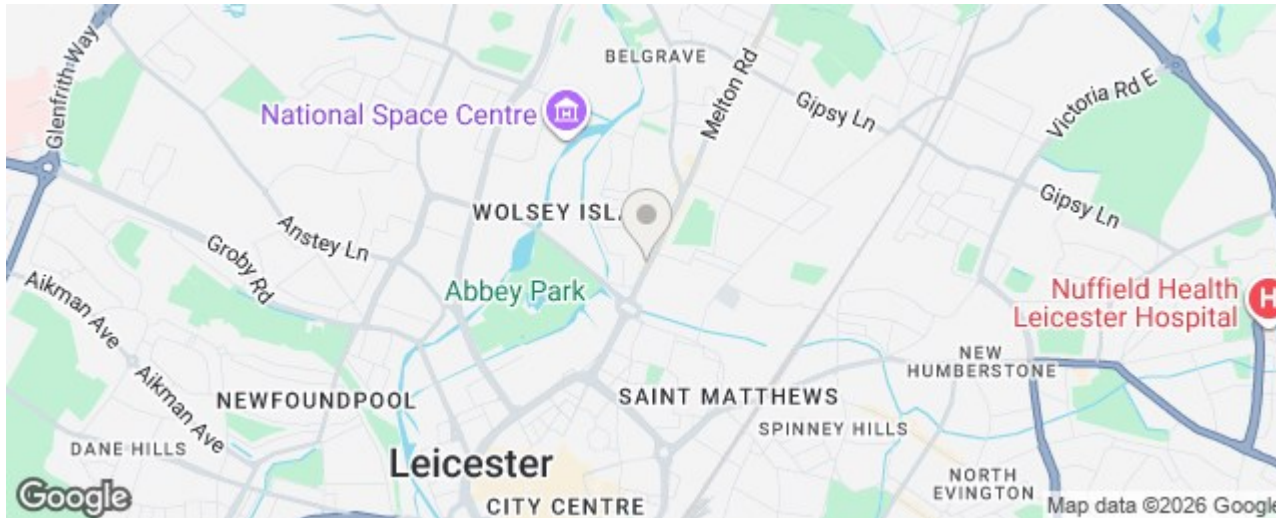
This remarkable property spans across three floors, offering ample space for various purposes. Additionally, it includes a cellar, further enhancing its versatility.

The ground floor features a prominent shop floor area, accompanied by a conveniently located office. Adjacent to the office, you will find a well-appointed W.C. and a dedicated changing room, ensuring convenience for both staff and customers.

Moving up to the first floor, you will discover three offices, creating a productive work environment. The well-equipped kitchen boasts wall and base units, a sink, and a hob. Furthermore, a shower room with a shower cubicle, wash basin, and W.C. is provided.

Ascending to the second floor, you will find two additional versatile offices/rooms, providing ample space for various business needs.

Situated on Belgrave Road, this prime location ensures a steady flow of pedestrian traffic, presenting an ideal opportunity for your business to thrive.



Call us on

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Council Tax Band

Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

