

FOR SALE



# LONDON ROAD LEICESTER LE2 0PF

## £600,000

### FEATURES

- Freehold
- Semi Commercial Property
- Excellent location
- 4 off road parking spaces to rear
- Upgrading works required
- Spacious four storey building + basement
- Lots of potential
- Very close to City Centre and Train Station
- Potential to create flats / HMO (stpp)
- Viewings by appt only



 **SETHS**

# 7 Bedroom Semi - Commercial property for sale in Leicester

<b>BASEMENT</b>	<b>BEDROOM 3</b> 14'9" x 6'5" Carpeted, radiator, single glazed window
<b>KITCHEN</b>	<b>SHOWER ROOM</b> Wash hand basin, shower cubicle, lino flooring, partly tiled walls, storage cupboard, single glazed window
<b>WC</b>	<b>WC</b> WC, lino flooring, window
<b>WC</b>	<b>WC</b> WC, wash hand basin with splashback tiles, lino flooring, uPVC double glazed window
<b>x3 STORAGE SPACES</b>	<b>SECOND FLOOR</b>
<b>GROUND FLOOR</b>	<b>BEDROOM 4</b> 14'8" x 12'5" Laminate flooring, radiator, single glazed window
<b>MAIN OFFICE</b> 35'1" x 14'9" Carpeted, x2 radiators, shop front window	<b>BEDROOM 5</b> Laminate flooring, radiator, single glazed window, fire exit door leading to fire escape stairs
<b>OFFICE 1</b> 11'2" x 8'7" Carpeted, radiator, single glazed window overlooking main office, single glazed bay window	<b>BEDROOM 6</b> 14'11" x 6'8" Laminate flooring, radiator, single glazed window
<b>MEETING ROOM</b> 12'4" x 9'9" Carpeted, radiator, uPVC double glazed window, stairs leading to basement	<b>KITCHEN</b> 11'9" x 10'6" Wall and base units with worktops over, 4 ring electric hob, built-in oven, double sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, lino flooring, partly tiled walls, radiator, fire exit door leading to fire escape stairs, window
<b>OFFICE 2</b>	<b>THIRD FLOOR</b>
<b>FIRST FLOOR</b>	
<b>BEDROOM 1</b> 18'0" x 12'6" Carpeted, radiator, single glazed bay window	
<b>BEDROOM 2</b> 14'8" x 12'2" Carpeted, radiator, single glazed window, fire exit door leading to fire escape stairs	

### BEDROOM 7

14'11" x 10'7"

Laminate flooring, radiator, window, storage eaves

### SHOWER ROOM

Wash hand basin, shower cubicle, tiled flooring, tiled walls, access to boiler room

### BOILER ROOM

9'11" x 4'0"

Lino flooring, uPVC double glazed window

### OUTSIDE

Small yard to rear with the benefit of 4 off road parking spaces

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: Business rates for commercial / Council

Tax Band B for flats

Council Tax Rate: £1873 (residential)

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband



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Council Tax Band  
**B**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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