

FREEHOLD



Commercial (EPC Rating: D)

26 MERE ROAD, SPINNEY HILLS, LEICESTER, LE5
3HQ

£200,000



2 Bedroom Commercial located in Leicester

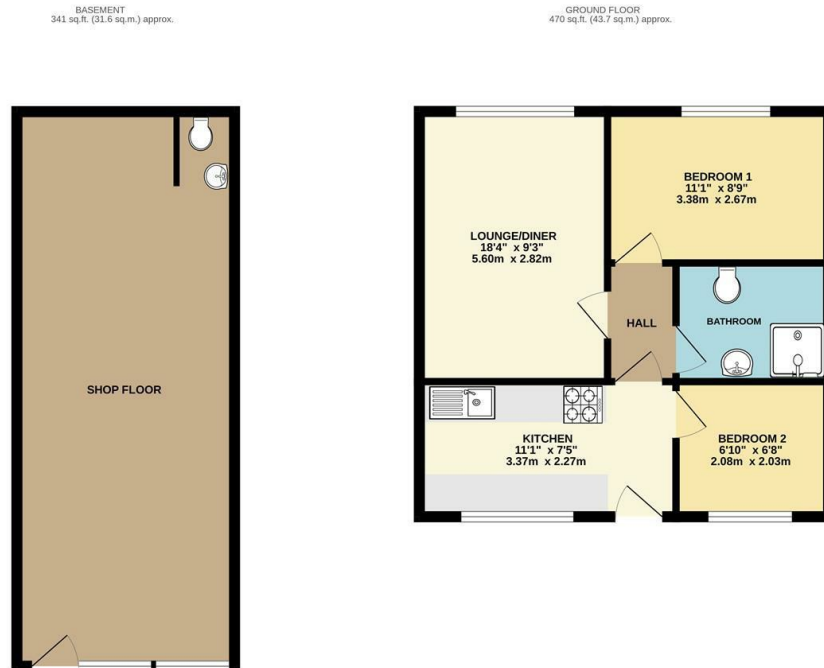
Semi-Commercial Opportunity – 6% Rental Yield!

Seths are delighted to bring to market this fantastic semi-commercial property on Mere Road, Spinney Hills. Ideally located in a bustling area with local schools, shops, and places of worship, this property offers an excellent investment opportunity.

The ground floor comprises a well-established barber shop, generating a steady rental income, while the first floor features a spacious 2-bedroom flat earning rental income from the first day you buy it!

Achieving a strong 6% rental yield, this is a fantastic opportunity for investors looking for a mixed-use property in a prime location.

Contact Seths today to arrange a viewing.

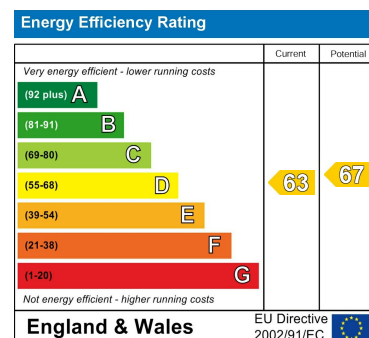


TOTAL FLOOR AREA: 811 sq. ft. (75.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Council Tax Band

A

Energy Performance Graph



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