

FOR SALE



LONDON ROAD LEICESTER LE2 0PF

£550,000

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



7 Bedroom Semi - Commercial property for sale in Leicester

BASEMENT	BEDROOM 3 14'9" x 6'5" Carpeted, radiator, single glazed window
KITCHEN	SHOWER ROOM Wash hand basin, shower cubicle, lino flooring, partly tiled walls, storage cupboard, single glazed window
WC	WC WC, lino flooring, window
WC	WC WC, wash hand basin with splashback tiles, lino flooring, uPVC double glazed window
x3 STORAGE SPACES	SECOND FLOOR
GROUND FLOOR	BEDROOM 4 14'8" x 12'5" Laminate flooring, radiator, single glazed window
MAIN OFFICE 35'1" x 14'9" Carpeted, x2 radiators, shop front window	BEDROOM 5 Laminate flooring, radiator, single glazed window, fire exit door leading to fire escape stairs
OFFICE 1 11'2" x 8'7" Carpeted, radiator, single glazed window overlooking main office, single glazed bay window	BEDROOM 6 14'11" x 6'8" Laminate flooring, radiator, single glazed window
MEETING ROOM 12'4" x 9'9" Carpeted, radiator, uPVC double glazed window, stairs leading to basement	KITCHEN 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
OFFICE 2	THIRD FLOOR
FIRST FLOOR	
BEDROOM 1 18'0" x 12'6" Carpeted, radiator, single glazed bay window	
BEDROOM 2 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



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.

