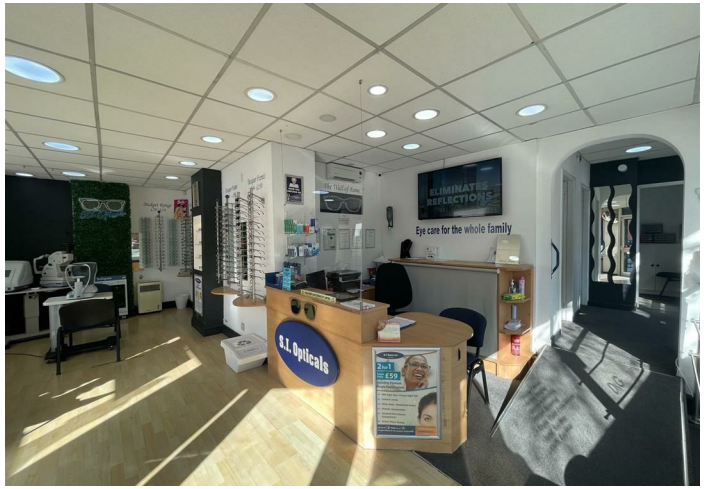


Commercial

BERNERS STREET
SPINNEY HILLS
LEICESTER
LE2 0FS

£550,000

FEATURES

- Freehold
- 3 bedroom maisonette flat above
- A1 Commercial License
- Tenants in place but can be sold with vacant possession
- Corner plot
- Ground floor opticians
- Popular location
- Excellent location for foot traffic
- Rental income – £1,400 PCM ONLY for shop floor
- Close to local schools, amenities and places of worship

3 2 1

SETHS

3 Bedroom Commercial located in Leicester

GROUND FLOOR

SHOP FLOOR
25'2" x 19'0"
Laminate flooring, single glazed windows

OFFICE ROOM
11'7" x 5'11"
Carpeted, storage cupboard

KITCHENETTE
6'10" x 4'5"
Wall and base units with worktops over, sink, carpeted, door leading to yard

FIRST FLOOR

BEDROOM 3
12'0" x 8'11"
Carpeted, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin, corner bathtub, lino flooring, partly tiled walls, radiator, x2 uPVC double glazed window

KITCHEN
14'8" x 11'8"
Wall and base units with worktops over, integrated 4 ring gas hob with extractor fan overhead , sink with mixer tap and drainer, space for fridge / freezer, carpeted, partly tiled walls, x2 uPVC double glazed window

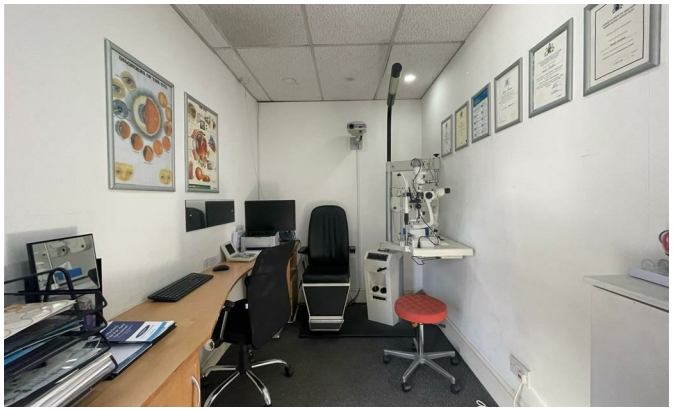
LIVING ROOM
12'10" x 12'3"
Carpeted, radiator, uPVC double glazed bay windows

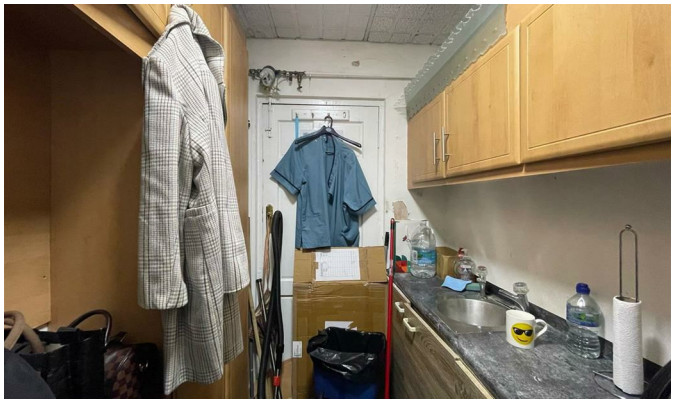
SECOND FLOOR

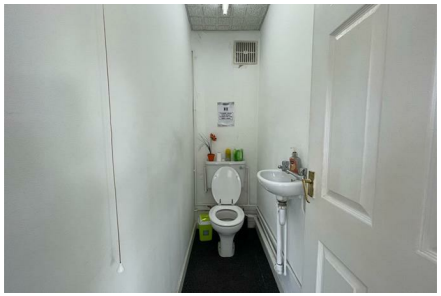
BEDROOM 1
15'1" x 11'8"
Carpeted, radiator, uPVC double glazed window

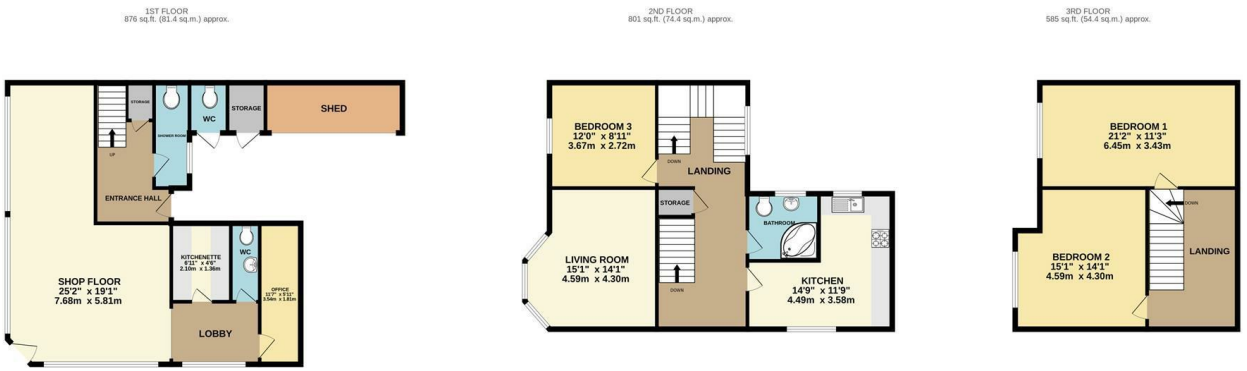
BEDROOM 2
13'5" x 12'4"
Carpeted, radiator, uPVC double glazed window

ADDITIONAL INFO
Tenure: Freehold
EPC rating: E
Council Tax Band: A
Council Tax Rate: £1,605.15
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband









TOTAL FLOOR AREA : 2262 sq.ft. (210.2 sq.m.) approx.

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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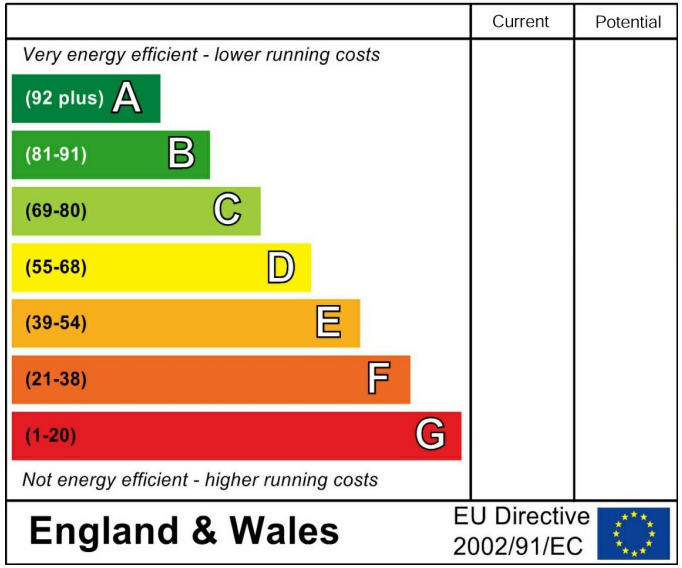
www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating



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.

SETHS