

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

BASEMENT

KITCHEN

WC

WC

x3 STORAGE SPACES

GROUND FLOOR

MAIN OFFICE

35'1" x 14'9"

Carpeted, x2 radiators, shop front window

OFFICE 1

11'2" x 8'7"

Carpeted, radiator, single glazed window overlooking main office, single glazed bay window

MEETING ROOM

12'4" x 9'9"

Carpeted, radiator, uPVC double glazed window, stairs leading to basement

OFFICE 2

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 3

14'9" x 6'5"

Carpeted, radiator, single glazed window

SHOWER ROOM

Wash hand basin, shower cubicle, lino flooring, partly tiled walls, storage cupboard, single glazed window

WC

WC, lino flooring, window

WC

WC, wash hand basin with splashback tiles, lino flooring, uPVC double glazed window

SECOND FLOOR

BEDROOM 4

14'8" x 12'5"

Laminate flooring, radiator, single glazed window

BEDROOM 5

Laminate flooring, radiator, single glazed window, fire exit door leading to fire escape stairs

BEDROOM 6

14'11" x 6'8"

Laminate flooring, radiator, single glazed window

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

THIRD FLOOR

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



Call us on
0116 266 9977

info@seths.co.uk
www.seths.co.uk

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.
 Made with Metropix ©2025



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.

