



Melton Road, Leicester, LE4





- Mixed Use Property
- First Floor Flat
- Highly Sought After Location
- Perfect Investment Opportunity

- Ground Floor Commercial
- Freehold Sale
- Currently Occupied

SellMyHome are proud to present to market this fantastic FREEHOLD commercial property comprising of a ground floor commercial unit and four bedroom residential flat above.

The property provides the ground floor commercial unit approximately 49m² (527 ft) currently with a lease in place until 2037. The premises is currently utilised as a Portuguese supermarket.

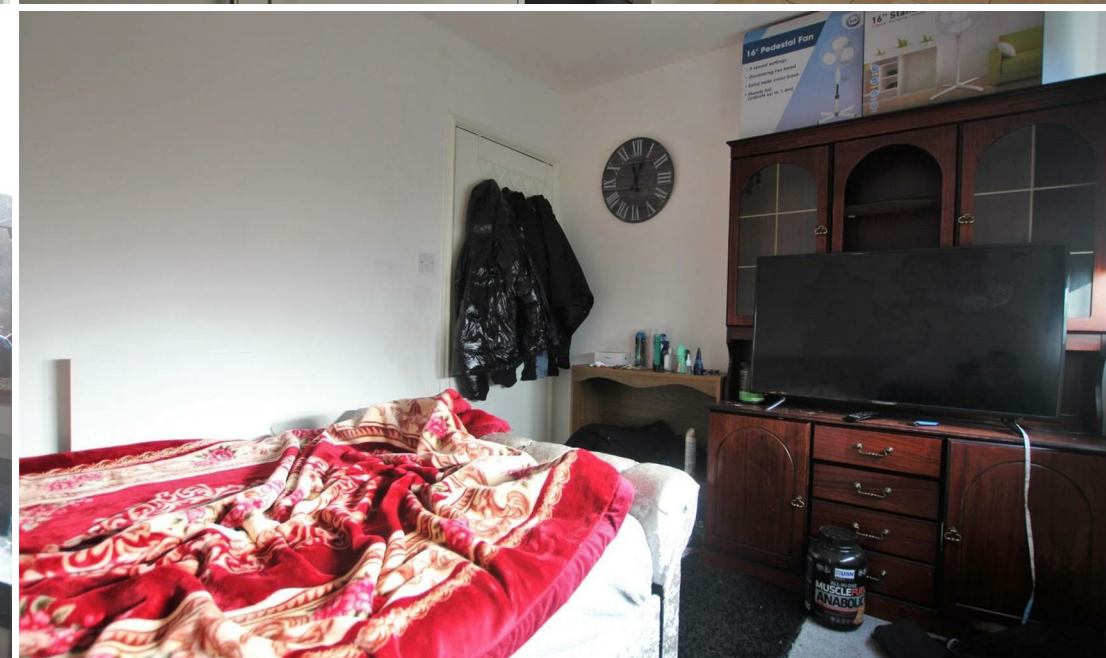
The first floor residential flat provides four bedrooms, modern kitchen, reception room and shared shower room with tenants in situ until April 2026. The property is approximately 86m² (925 ft).

We highly recommend an internal inspection to truly appreciate the property and perfect for any investors in a highly sought-after location!

Please contact the SellMyHome team to book in your viewing appointment.



Offers In The Region Of: £385,000





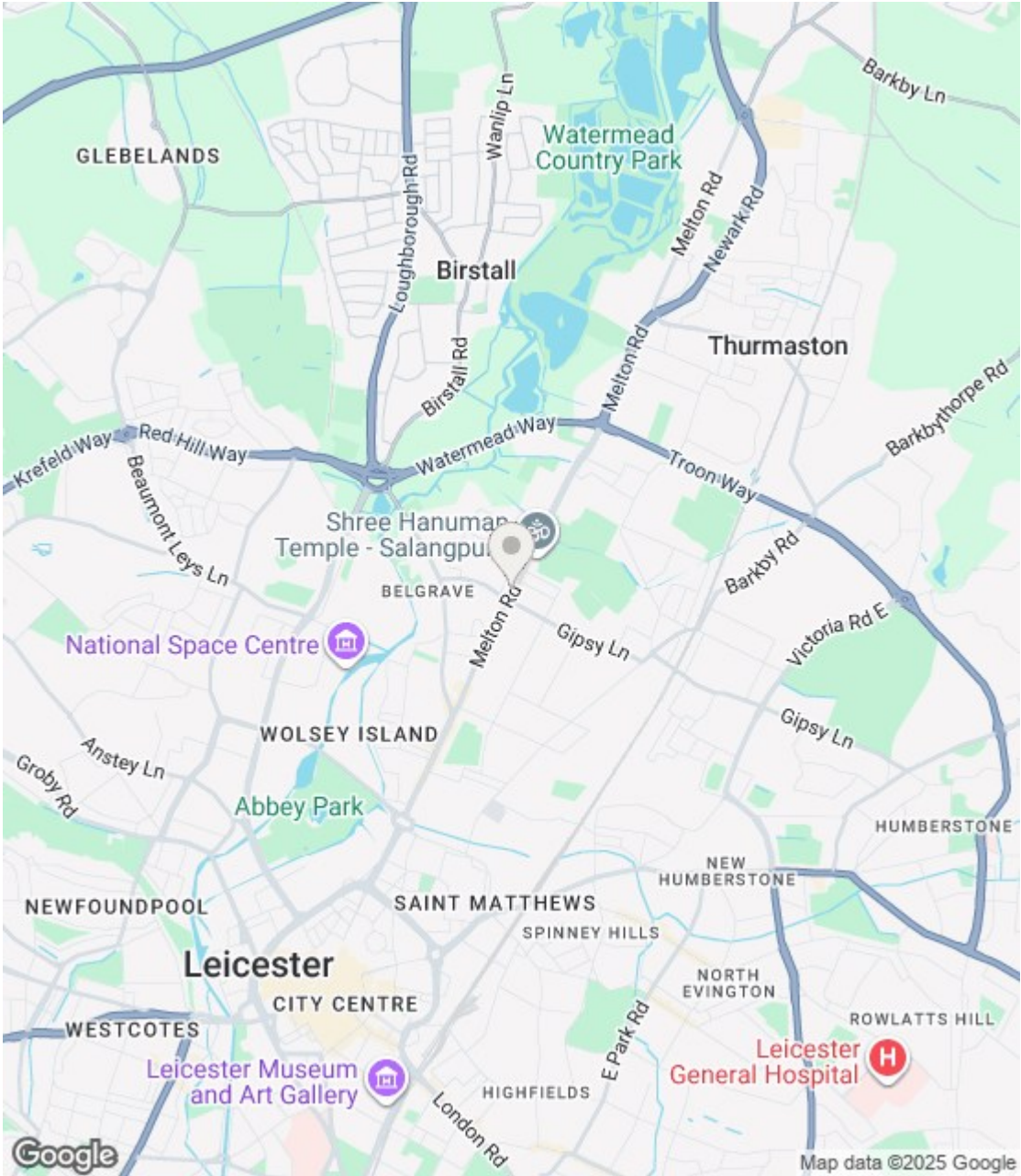


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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