

## 220 Melton Road, Leicester, LE4 7PG

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 49m<sup>2</sup> (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 December 2024. The property is approximately 86m<sup>2</sup> (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.

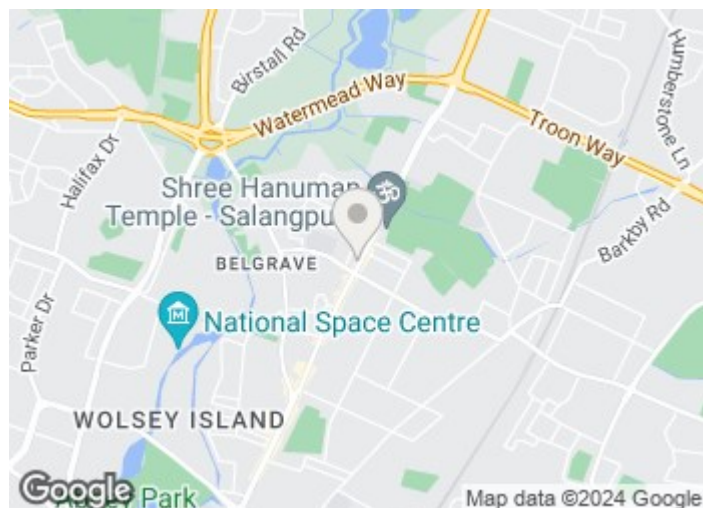
## Offers In The Region Of £385,000

# 220 Melton Road

, Leicester, LE4 7PG

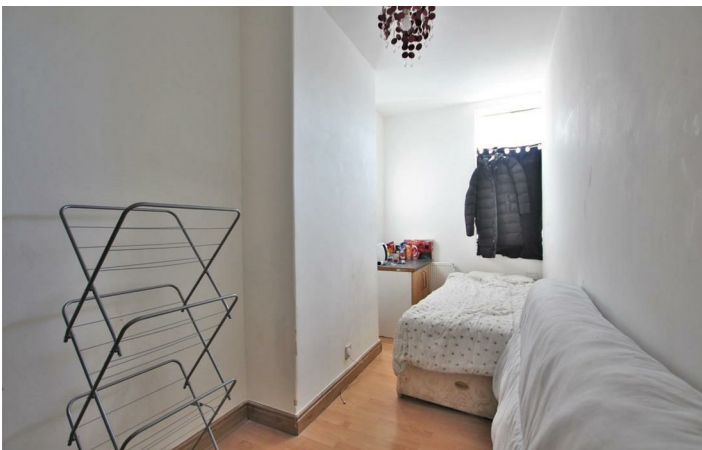


- Mixed Use Property
- Freehold Sale
- Perfect Investment Opportunity
- Ground Floor Commercial
- Highly Sought After Location
- First Floor Flat
- Currently Occupied



**Directions**





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

