



Wellington Street, Leicester, LE1

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Sell MyHomeTM
.co.uk



- POPULAR LOCATION
- SOLD WITH VACANT POSSESSION
- TWO STOREY BUILDING WITH THE POTENTIAL TO INCREASE TO THREE STOREY
- RENTAL IS £40,000 P.A + VAT UNTIL OCTOBER 2025
- SPACIOUS PROPERTY
- APPROX SIZE OF THE DEVELOPMENT IS 4,400 SQ FT
- PRESENTED TO A HIGH STANDARD

SellMyHome are proud to present this FREEHOLD COMMERCIAL PROPERTY on WELLINGTON STREET, LEICESTER, LE1.

Location

The property is situated in a highly desirable area of Leicester city centre, within close proximity to a wide range of amenities and just a short walk from Leicester Railway Station. The location benefits from strong footfall, excellent transport links, and visibility within this well-connected part of the city.

Description

A semi-detached, two-storey commercial building extending to approximately 4,400 sq ft, with the potential to add a third-floor mezzanine. Presented to a high standard, the property provides modern and flexible accommodation suitable for a range of commercial uses.

Tenure

The property is offered for sale freehold.

Lease Details

The building is available with a tenant in situ producing a rental income of £40,000 + VAT per annum. Further details on lease terms and tenant information are available upon request.

VAT

VAT is applicable to this property.

EPC

EPC Rating - C. A copy can be provided upon request.

Investment Opportunity

This property represents an excellent opportunity for investors seeking secure rental income in a prime Leicester city centre location, with scope for further value-add through potential development of additional space.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via SellMyHome.


Disclaimer


These particulars are for guidance only and do not form part of any offer or contract. Measurements, descriptions, and other details are given in good faith but without responsibility. Buyers must rely on their own enquiries and inspections.

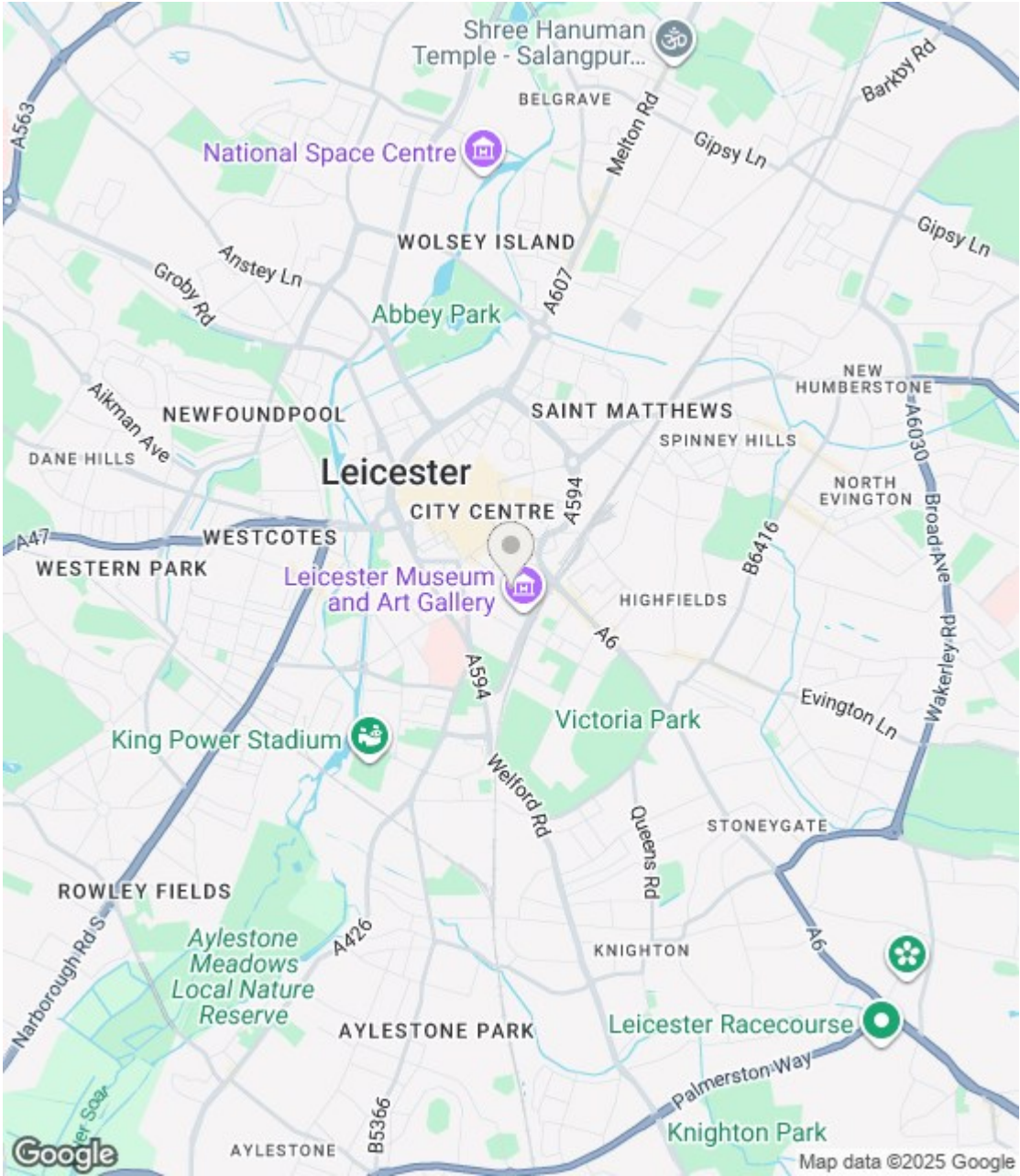
A member of the SellMyHome team has a personal affiliation with this property.

Price: £550,000

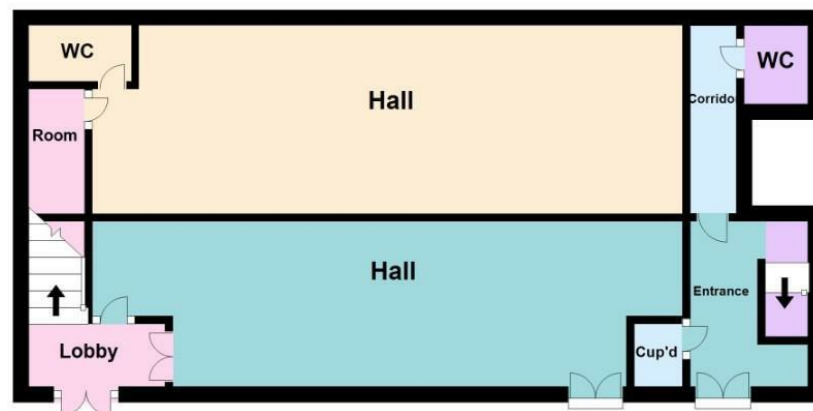


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

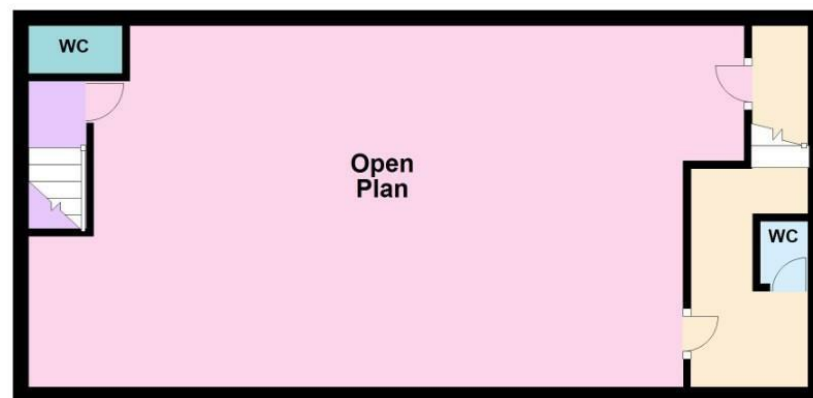
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



(1)MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.