

FOR SALE

West Street Leicester LE1 6XL



ASKING PRICE: £475,000

- Ideal Investment Opportunity
- A Large Corner, 3 Storey, Double Front End of Terrace Property Converted Into 3 x 1 Bedroom Self Contained Flats
- Located Off Regent Road & On The Corner of Princess Road West
- Intercom Entry System, Electric Heating & Separate Meters
- Ranging From Approx. 549 – 603 SQFT (51 – 55 SQM)
- Fully Occupied
- CRI: £24,300 PAX



Location

This property is located on West Street, on the corner of Princess Road West and near to Regent Road, in Leicester City Centre. The property is within walking distance of Leicester Railway Station, De Montfort University, University of Leicester, London Road, Highcross Shopping Centre and much more.

Description

A large, corner, 3 storey, double fronted end terrace property conveniently situated in Leicester City Centre, converted to provide 3 x 1 bedroom, large, self contained flats. The flats are well presented and have a secure intercom entry system, electric heating and are separately metered. The flats are all let and provide a current rental income of £24,300 per annum.

Accommodation

All measurements are approximate:

Communal Entrance Hall

Stairs

Ground Floor - Flat 1

Lounge - 12' 7" x 17' 2" (3.83m x 5.23m)

Dual aspect windows to front and side, feature fireplace, night storage heater, tv point, power points, pendant light fitting.

Kitchen - 6' 8" x 7' 3" (2.03m x 2.21m)

Windows to side and rear, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner induction hob with extractor fan over, electric oven, plumbing for washing machine, tile splashback surrounds, power points, pendant light fitting.

Bedroom - 13' 10" x 14' 1" (4.21m x 4.29m)

Dual aspect windows to front and side, night storage heater, power points, pendant light fitting.

En-suite Bathroom - 10' 5" x 10' 2" (3.17m x 3.10m)

Dual aspect window to front and side, panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low level WC, storage cabinets, tile splashback surrounds, night storage heating, pendant light fitting.

First Floor - Flat 2

Lounge - 17' 3" x 12' 7" (5.25m x 3.83m)

Dual aspect windows to front and side, night storage heater, power points, pendant light fitting.

Kitchen - 10' 2" x 9' 9" (3.10m x 2.97m)

Wall mounted units, base units and drawers, stainless steel sink with mixer tap, four burner electric hob with extractor fan over, electric oven, plumbing for washing machine, tile splashback surrounds, night storage heater, power points, pendant light fitting.

Bedroom - 13' 6" x 13' 8" (4.11m x 4.16m)

Dual aspect window to side and rear, night storage heater, fitted wardrobes, power points, pendant light fitting.

Bathroom - 6' 0" x 8' 9" (1.83m x 2.66m)

Window to rear, panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low level WC, tile splashback surrounds, pendant light fitting.

Second Floor - Flat 3

Lounge - 19' 4" x 12' 5" (5.89m x 3.78m)

Dual aspect windows to front and side, night storage heater, power points, pendant light fitting.

Kitchen - 10' 1" x 12' 5" (3.07m x 3.78m)

Window to rear, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner electric hob with extractor fan over, electric oven, plumbing for washing machine, tile splashback surrounds, night storage heater, power points, pendant light fitting.

Bedroom - 12' 6" x 13' 8" (3.81m x 4.16m)

Window to side, night storage heater, power points, pendant light fitting.

Bathroom

Window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, tile splashback surrounds, pendant light fitting.

Outside

Permit parking available. Small rear yard.

Tenure

Freehold, subject to existing tenancies.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

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FLAT	ACCOMMODATION/SQFT (SQM) APPROX.	EPC	AST	RENT £ PAX
1 – Ground	Lounge, kitchen, bedroom, bathroom 603 (56)	49, E	6 months from 28.04.2025	£9,000
2 – First	Lounge, kitchen, bedroom, bathroom 549 (51)	49, E	6 months from 09.08.2025	£8,400
3 – Second	Lounge, kitchen, bedroom, bathroom 592 (55)	49, E	6 months from 26.05.2021	£6,900
Outside	Small rear yard			
Current Rental Income				£24,300



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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

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