

SHONKI BROTHERS LTD 85 GRANBY STREET, LEICESTER LE1 6FB TEL 0116 254 3373

> EMAIL: INFO@SHONKIBROTHERS.COM WEB: WWW.SHONKIBROTHERS.COM

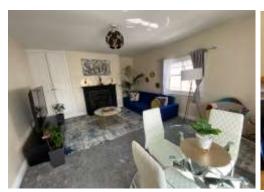
FOR SALE

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

<u>Ground Floor - Flat 1</u> <u>Lounge - 12' 7" x 17' 2" (3.83m x 5.23m)</u>

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 hub 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

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

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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













Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

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.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795 VAT NUMBER: 856 0294 16



