



Sinclair

87-87A Leicester Road, Mountsorrel, Leicestershire, LE12 7AJ

£225,000

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Property at a glance

- Central Village Location
- Self Contained 1st Floor Flat
- £18,540 Annual Income
- Council Tax Band*: E
- Ground Floor Cafe/ Coffee Shop
- Investment Opportunity
- Price: £225,000

Overview

INVESTMENT OPPORTUNITY

Mountsorrel village centre commercial outlet with a self contained flat above. The combined rental income is £18,540 per annum yielding an 8% return.

The Commercial Outlet - Open shop space (Approximately 508 ft²) with addition store area to rear and WC.

The First Floor Flat - entrance lobby, open plan dining, living kitchen, separate living room, shower room and second floor loft space, - Outside shared courtyard area (possible parking for one small car) EPC RATING D.

Location**



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Detailed Accommodation

THE COMMERCIAL UNIT

The Commercial Outlet - Open shop space (Approximately 508 ft2) with addition store area to rear and WC.

The property occupies a central village location and is currently operates as a coffee shop/ cafe. The occupants are secured on a 6 year lease dated 7th November 2024.

THE FLAT

DETAILED ACCOMODATION

The flat is accessed from a ground level courtyard area, uPVC double glazed entrance door to an entrance lobby

ENTRANCE LOBBY

Radiator, stairs accessing the first floor , feature exposed brick wall .

FIRST FLOOR LANDING AREA

Radiator, skylight window, plumbing for washing machine , wall mounted gas boiler, open access to the open plan Living dining kitchen, wood stripped door accessing the shower room.

SHOWER ROOM

The shower room is fitted with a walk in shower area with tiled surround, thermostatic shower , low flush WC and wash hand basin, uPVC double glazed window and skylight window

OPEN PLAN LIVING /DINING KITCHEN

28' x 10'5 (8.53m x 3.18m)

A pleasant open plan space with kitchen dining and sitting areas, the sitting area has the stairs accessing the first floor , radiator, exposed feature brick wall areas , double glazed skylight windows and uPVC double glazed window. Feature free standing wood burning stove, exposed beam feature. To the dining area radiator, uPVC double glazed window, oak sliding door through to the living room, open access to the kitchen area .The kitchen area has a stainless steel sink unit with cupboards under, fitted base level units, electric hob with oven under and extractor fan over, uPVC double glazed window providing plenty of natural light to the space, radiator, integrated slim line dishwasher, space for a tall standing fridge freezer.

LIVING ROOM

16'10 x 9'9 (5.13m x 2.97m)

uPVC double glazed window, two radiators, feature exposed brick and A frame beamed wall

SECOND FLOOR

The top floor opens to a further area with double glazed velux skylight window with fitted blind, exposed beams and a further useful dressing area .

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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