

FREEHOLD



House - Terraced (EPC Rating:)

Allington Street, Belgrave, Leicester, LE4 6AE

Offers Over

£255,000



Semi Commercial Property Located In Belgrave, Leicester

*** SEMI-COMMERCIAL END OF TERRACED PROPERTY ALLINGTON STREET ***

Introducing this semi-commercial property located on Allington Street, Leicester. This end-of-terrace property offers a versatile space, accommodating a large shop floor on the ground floor, followed by a study that leads to a kitchen with a W/C.

On the first floor, the property provides an abundance of storage areas with the potential to be converted into a residential area, subject to necessary conversions and planning. The first floor briefly comprises two large reception rooms and an additional W/C.

Outside, the property features an easy-to-maintain slabbed garden. Additionally, the property benefits from gas central heating and double glazing throughout.

This property offers plenty of potential, whether as a commercial space or a residential conversion, subject to the necessary planning permissions.

SHOP FLOOR

26'8" x 13'10"

Located on the ground floor accessed from the outside via uPVC door, including - double glazed window facing the front and side aspect, carpeted flooring, hatch to access to the cellar, radiator, storage cupboard accommodating consumer unit and electric meter, providing access to the lobby, uPVC door providing access to the garden, storage area located under the stairs.

LOBBY

Carpeted flooring stairs leading to the first floor, provides access the reception area

STUDY

8'11" x 9'1"

Carpeted flooring, radiator, providing access to the kitchen, gas-powered combination boiler, uPVC leading to garden, double glazed window facing the front aspect.

KITCHEN

11'11" x 8'6"

Laminate flooring, double-glazed window facing the front aspect, base and eye level units, stainless steel sink.

W/C

Laminate flooring, toilet, wash hand basin, double-glazed window facing the rear aspect,

FIRST FLOOR

LANDING

Carpeted flooring, double-glazed window facing the

front aspect, providing access to all rooms on the first floor

RECEPTION ROOM 1

13'9" x 11'11"

Carpeted flooring, radiator, double-glazed windows facing the front and side aspects,

RECEPTION ROOM 2

20'8" x 14'0"

Carpeted flooring, 2X radiators, double glazed windows facing the rear aspect, providing access to a W/C

W/C

Vinyl flooring, toilet, wash hand basin, eye level unit, double glazed window facing the front aspect.

OUTSIDE

slabbed garden to the rear secluded by a brick-built along perimeter, access to Allington street is granted via metal gate.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: E

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

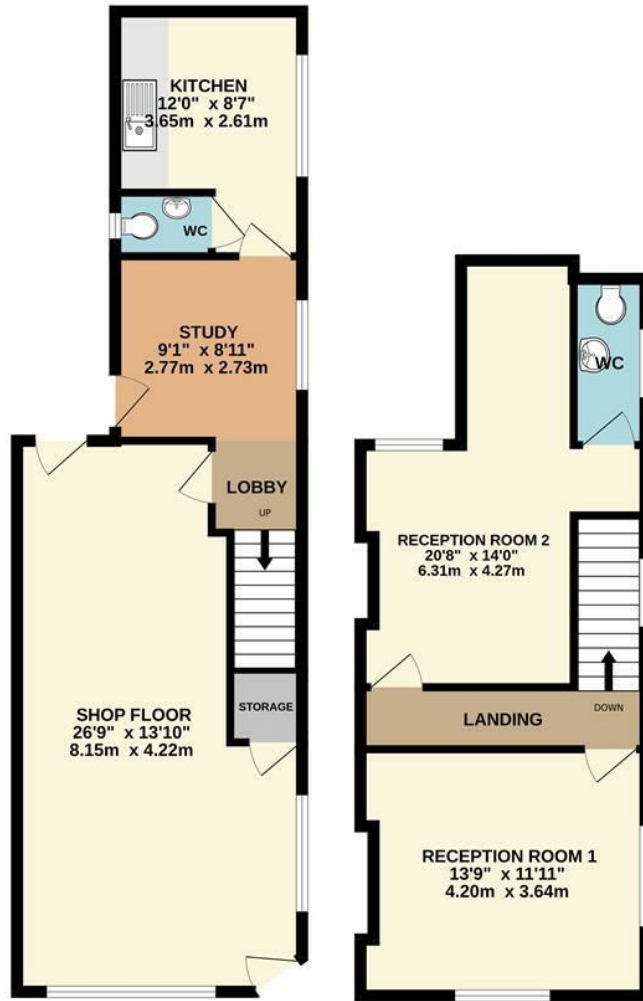
Mains Drainage: Yes

Broadband availability: Fibre









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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