

FREEHOLD



Not specified (EPC Rating:)

LOUGHBOROUGH ROAD, BELGRAVE,
LEICESTER, LE4 5LR

Offers In The Region Of :

£650,000



***** RARE TO MARKET COMMERCIAL PROPERTY - LOUGHBOROUGH ROAD - FLAMINGO BAR AND GRILL ******

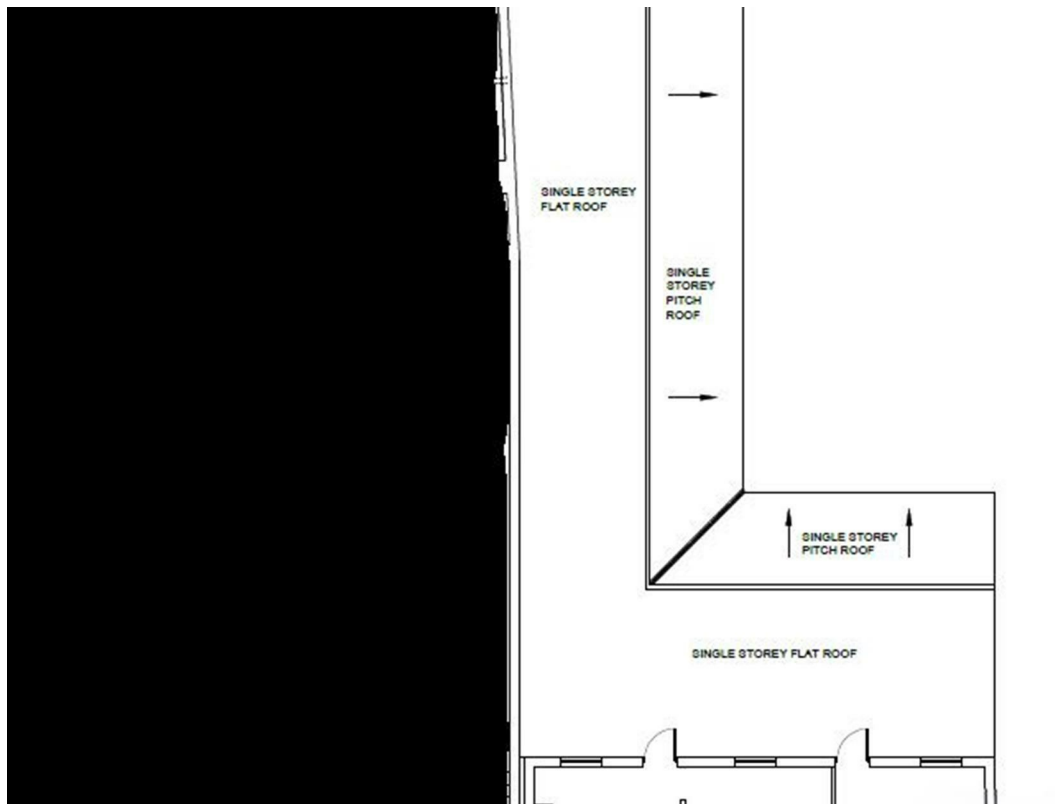
Seths Estate Agents are delighted to offer an exceptional opportunity to acquire the freehold of a prominent landmark property on bustling Loughborough Road in Leicester's LE4 area. Formerly an Edwardian pub, this impressive two-storey building boasts historical charm and outstanding redevelopment potential, making it an attractive prospect for investors and developers alike.

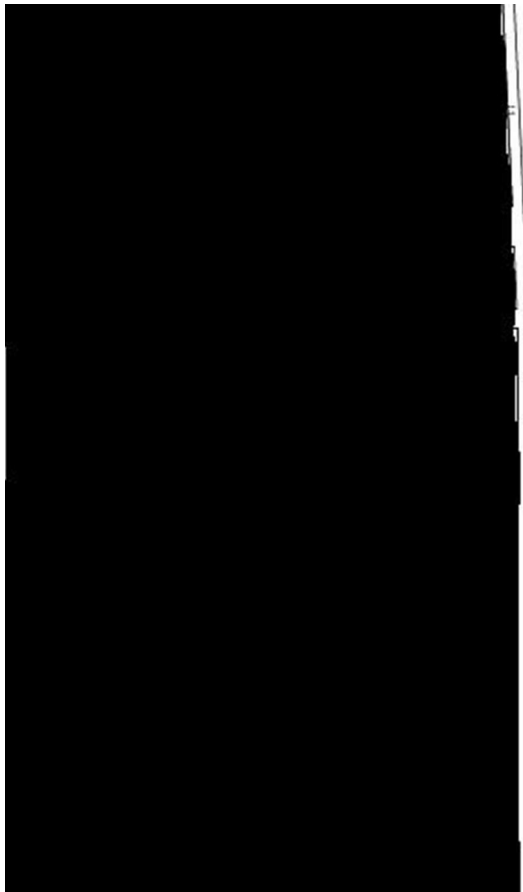
With its spacious layout, the property offers multiple possibilities, including conversion to residential accommodation, subject to the necessary planning consents. The existing space comprises a welcoming entrance lobby, large ground-floor areas with flexible floorplans, and supporting facilities, providing an excellent foundation for repurposing.

Situated in a thriving part of Leicester, this high-visibility site presents an exciting opportunity to create a bespoke residential development or a mixed-use scheme.

Viewings are by appointment only. Contact Seths Estate Agents at 0116 266 9977 to explore this unique investment opportunity.







EXISTING
SINGLE STOREY
FLAT ROOF

EXISTING
SINGLE
STOREY
PITCH
ROOF

EXISTING
SINGLE STOREY
PITCH ROOF

EXISTING SINGLE STOREY FLAT ROOF

Council Tax Band

Energy Performance Graph

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	

Call us on

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www.seths.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.