

FOR SALE



MERE ROAD
SPINNEY HILLS
LEICESTER
LE5 3HQ

£200,000

FEATURES

- Investment Opportunity
- Ground floor corner shop with barber shop
- Popular location
- Excellent location for foot traffic
- Semi Commercial
- Freehold
- 2 bedroom flat above
- A1 Commercial License
- Earning 6% yield
- Rental income – £1,000 PCM (potential for increase)



 **SETHS**

2 Bedroom Semi Commercial Property located on Mere Road,

GROUND FLOOR

SHOP FLOOR

30'0" x 11'10"

Laminate flooring, WC, wash hand basin with electric shower

FIRST FLOOR

ENTRANCE HALL

KITCHEN

11'0" x 7'5"

Base and eye level units, sink with mixer tap and drainer, laminate flooring, space for 4 ring gas hob, space and plumbing for washing machine and space for fridge freezer, uPVC double glazed window

BEDROOM 1

11'1" x 6'7"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

6'9" x 6'7"

Carpeted, radiator, uPVC double glazed window

LOUNGE / DINER

18'4" x 9'3"

Laminate flooring, x2 radiator, storage cupboard, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle with mixer tap, extractor fan, tiled flooring, tiled walls, radiator

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A (First floor flat)

Council Tax Rate: £1,528.34 (First floor flat)

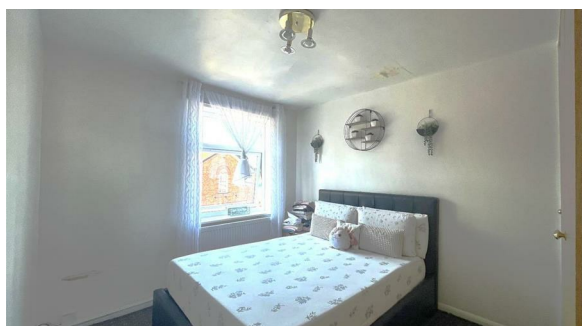
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

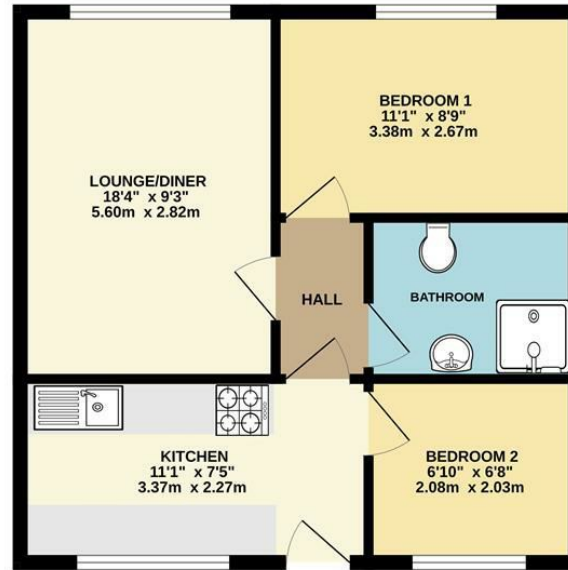
Broadband availability: Full Fibre Broadband



UPPINGHAM ROAD SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

BASEMENT
341 sq.ft. (31.6 sq.m.) approx.

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.
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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Call us on

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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

SETHS