

FOR SALE



SAWLEY STREET OFF EVINGTON ROAD LEICESTER LE5 5JR

£210,000

FEATURES

- No chain
- Ground floor corner shop with butcher counter
- Popular location
- Excellent location for foot traffic
- Tenants in place but can be sold with vacant possession
- Freehold
- 2 bedroom flat above
- A1 Commercial License
- Potential yield - 6%+
- Rental income – £1,000 PCM (potential for increase)



 **SETHS**

Semi-Commercial Property located Off Evington Road, Leicester

SHOP FLOOR

58'3" x 15'5"

To the front; Laminate flooring, storage cupboard, x2 uPVC double glazed windows. To the rear; Laminate flooring, side door access, extractor fan, wash basin with mixer tap, partly tiled, walk-in freezer.

FIRST FLOOR

BEDROOM 1

12'1" x 11'1"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

11'2" x 10'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window

KITCHEN

5'10" x 5'1"

Wall and base units with worktops over, space for cooker, sink with mixer tap and drainer, extractor fan, plumbing for washing machine, laminate flooring, partly tiled walls, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, laminate flooring, partly tiled walls, radiator, uPVC double glazed window

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A (First floor flat)

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

Mains Gas: Yes

Mains Electricity: Yes

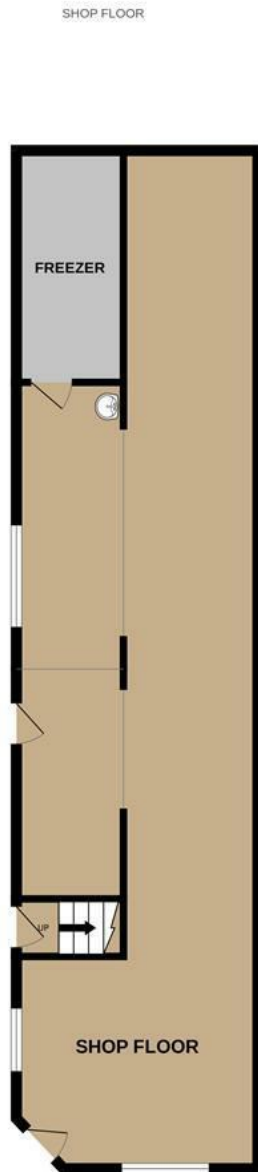
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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



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

0116 266 9977

info@seths.co.uk

www.seths.co.uk

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		68
(39-54) E	56	
(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.

