

FOR SALE

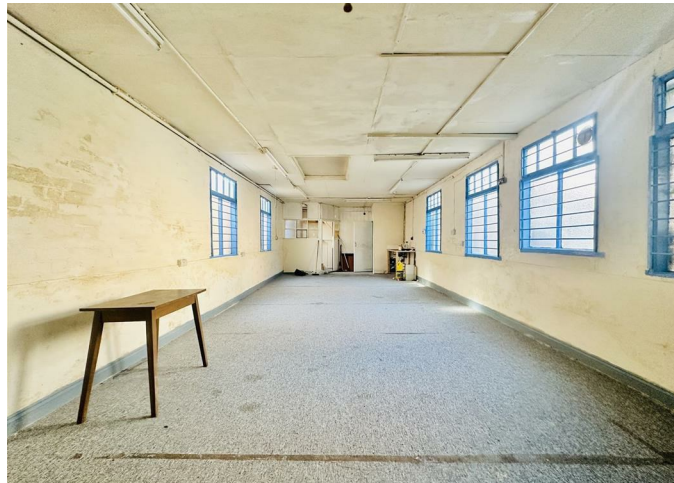


# GUTHLAXTON STREET LEICESTER LE2 0SF

£145,000

## FEATURES

- Detached Building
- Two Floors
- Two W/C's
- Redevelopment Potential (STPP)
- Gated access
- Warehouse/Workshop Premises
- Highfields
- Viewings By Appointment Only
- Ideal Investment Opportunity
- Ample Sized Floor Area



 **SETHS**

# Commercial Property Located in Leicester - For Sale

## OUTSIDE

The property is accessed through a secure metal gate from Guthlaxton Street into a shared passage. Entry is provided via a wooden door. The exterior includes block paving and a slabbed path running along the boundary, with access to an outside storage shed.

## GROUND FLOOR

### ENTRANCE HALL

Carpeted flooring with stairs leading to the first floor. Houses the consumer unit and provides access into the main workshop.

### WORKSHOP

37'2" x 13'10"

Generous open space with carpeted flooring, four windows to the front aspect, two windows to the side aspect, stainless steel sink, and a wooden door leading outside. Includes additional storage beneath the stairs. allowing access to the ground floor w/c

### W/C

### UNDERSTAIR ROOM

6'0" x 6'0"

Carpeted flooring with a window to the side aspect.

## FIRST FLOOR

### LANDING

Carpeted flooring with a rear-facing window, providing access to the first-floor workshop and additional room.

### ROOM

11'9" x 7'2"

Vinyl flooring with a stained-glass window to the front aspect.

## WORKSHOP

32'6" x 14'1"

Spacious workshop area finished with carpeted flooring, featuring a stainless steel sink with unit, three front-facing glass windows, three side-facing glass windows, and a roof window providing natural light. Offers access to a WC.

### W/C

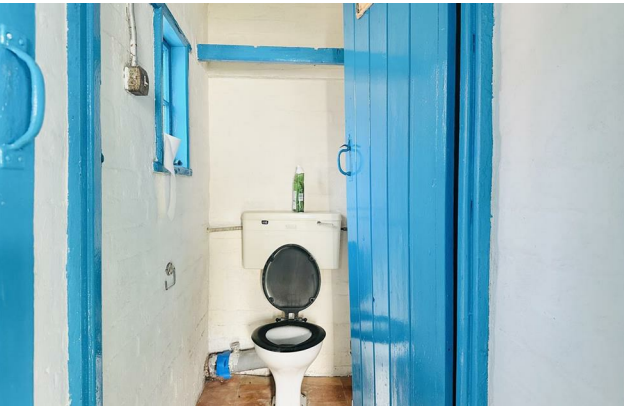
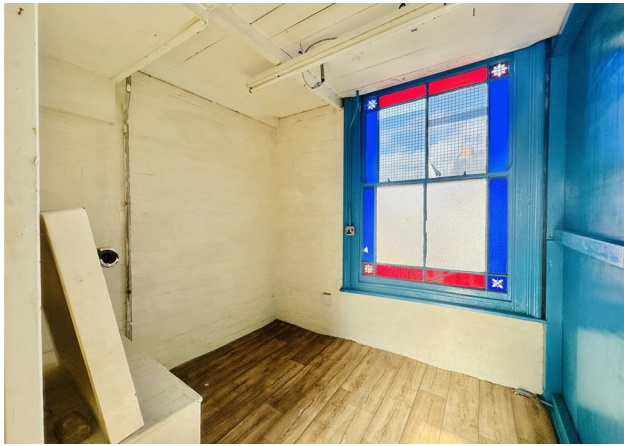
Vinyl flooring, toilet, and two windows to the side aspect.

## FREEHOLD

## COUNCIL TAX - TBC

## ADDITIONAL INFORMATION






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

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Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

