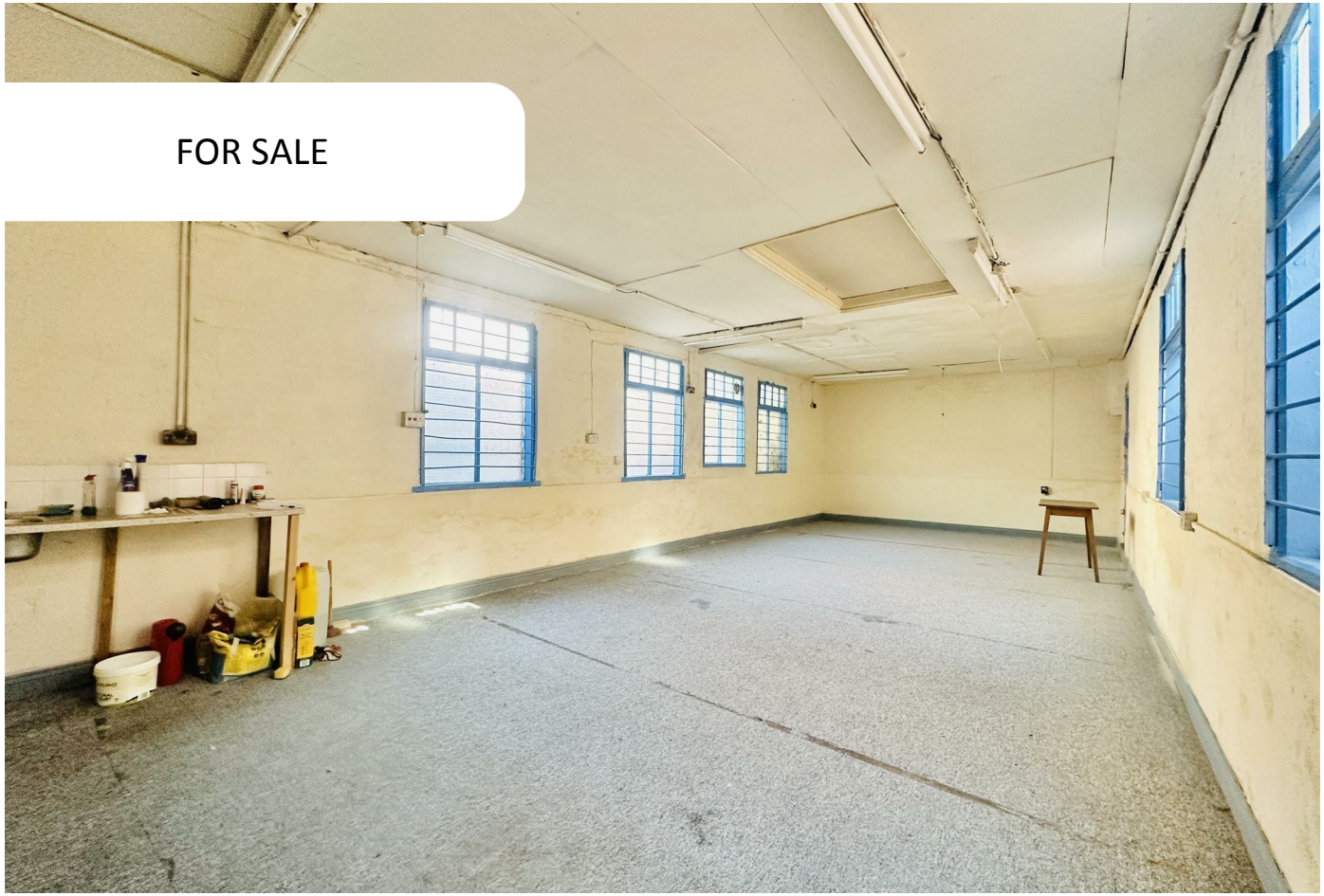
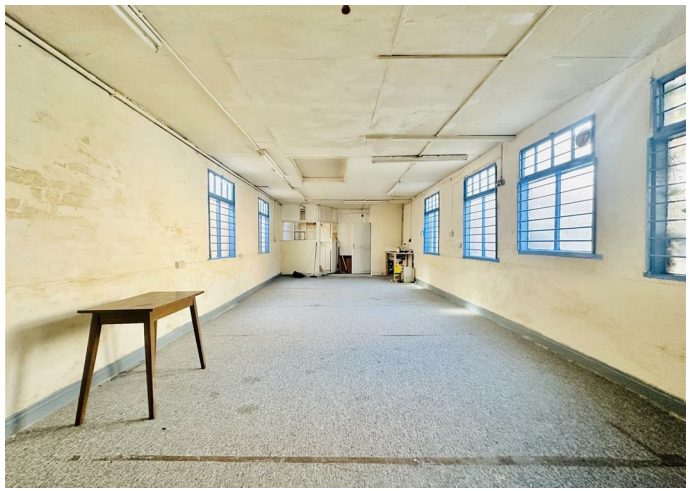
FOR SALE







GUTHLAXTON STREET
LEICESTER
LE2 0SF

£105,000

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

null 0 2

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.

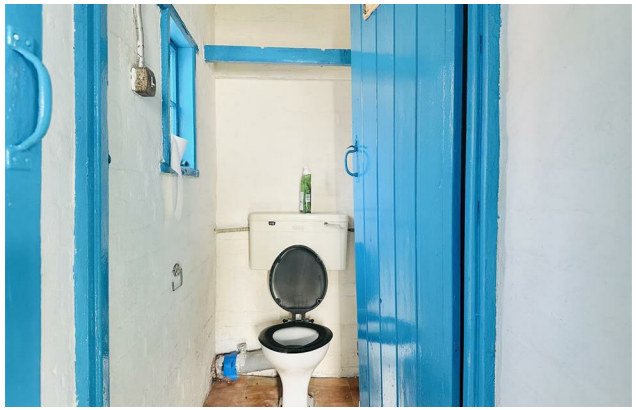
W/C
Vinyl flooring, toilet, and two windows to the side aspect.

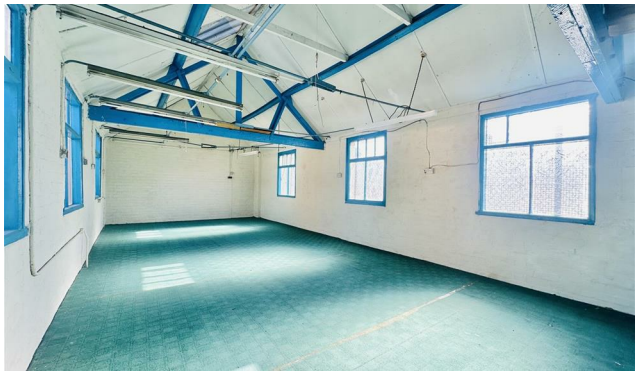
FREEHOLD

COUNCIL TAX - TBC

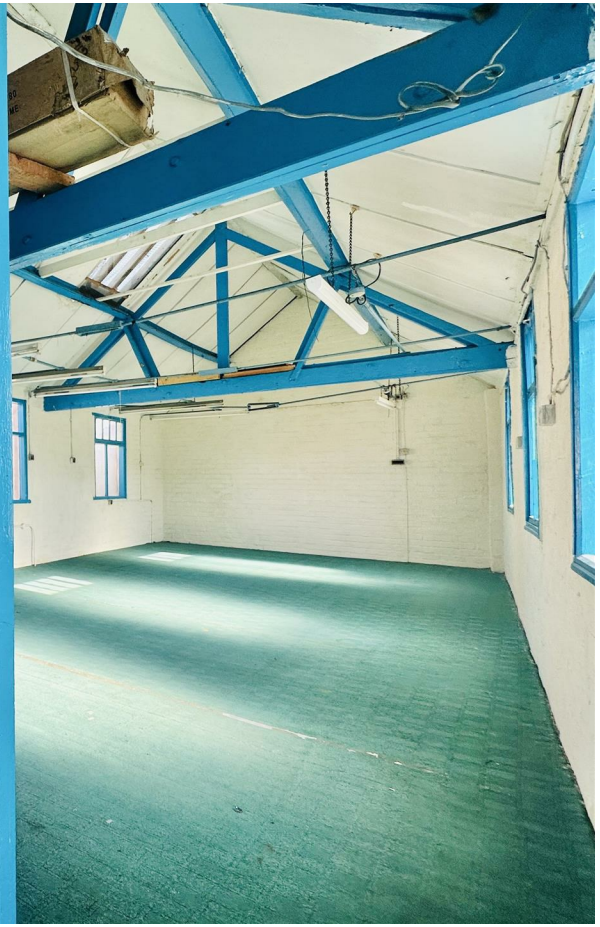
ADDITIONAL INFORMATION













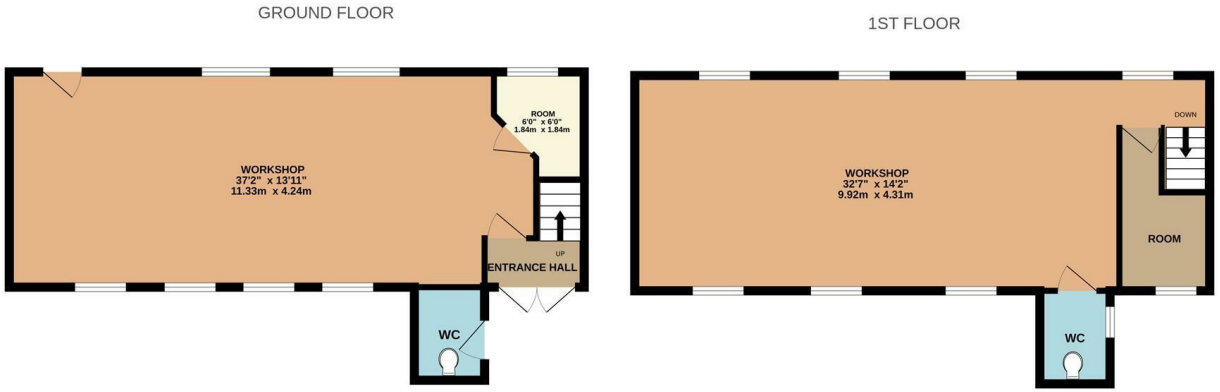




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www.seths.co.uk



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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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