



Gipsy Lane

Leicester, LE4 9BX

Guide Price £375,000



****For sale by Public Auction on 3rd September 2026 14.00. Register to bid****

An excellent mixed-use freehold investment opportunity in a sought-after location.

Two commercial units and two first-floor flats. Each flat is let on assured periodic tenancies at £500.00 per calendar month. Number 292 is let at £475.00 per calendar month, and 290 is currently vacant.

There is land to the rear and extensive timber-constructed storage units to the rear of 290.

There is scope to raise rents in line with current market levels. ERI £34,000 per annum.



290 Gipsy Lane Ground Floor 25'7" x 18'3" max (7.80m x 5.57 max)

Currently vacant. ERI of £12,000 per annum.
Note there are extensive substantial timber constructed stores to the rear.

290 Gipsy Lane first floor flat

Entrance hall, Lounge 3.75m x 3.20m, Bedroom 4.11m x 2.43m, Kitchen 2.59m x 2.52, Bathroom 1.75m x 1.67m . EPC D 35m2 currently let at £6000 per annum

292 Gipsy Lane Ground Floor 11'5" x 9'8" (3.50m x 2.97m)

Plus a walk in store 3.20m x 1.53m. Currently let at £5700.00 per annum.

292 Gipsy Lane first floor flat

Entrance hall, Lounge 4.11m x 3.35m, Bedroom 4.35m x 2.74m, Kitchen 2.28m x 1.92m, Bathroom 1.92m x 1.52m EPC C 36m2. currently let at £6,000 per annum

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

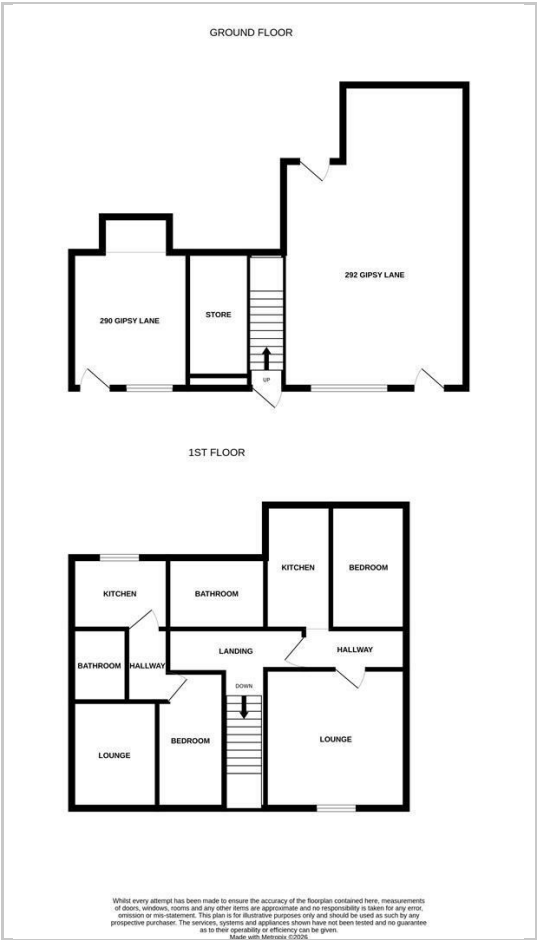
Buyer's Administration fee

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

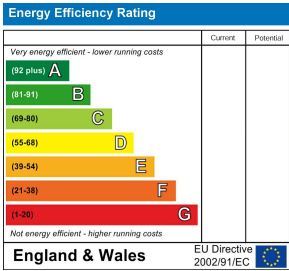
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.