



Mixed Use Investment Opportunity
Leicester City Centre

SIGNATURE.
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exp^{UK}

HALFORD STREET, LE1

An exceptional freehold mixed-use development situated in the heart of Leicester City Centre, comprising six brand-new apartments - three one-bedroom and three two-bedroom units - alongside a substantial two-storey Class E commercial space, offering an outstanding investment opportunity.

THREE ONE-BEDROOM APARTMENTS

The property comprises three one-bedroom apartments, each currently producing £900 per calendar month, providing a combined rental income of £2,700 pcm or £32,400 per annum.

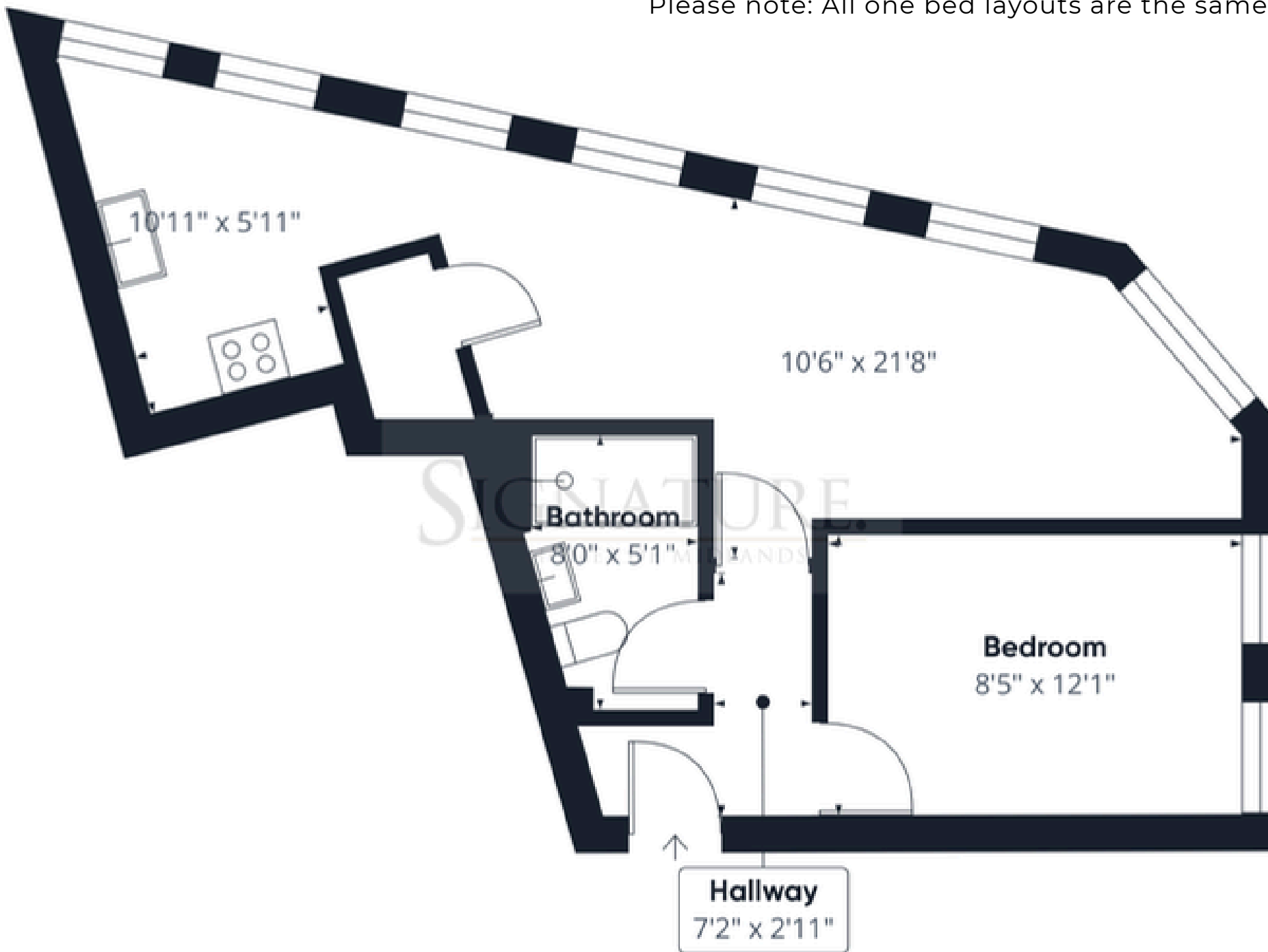
The one-bedroom apartments provide an accessible residential accommodation option within the city centre, appealing to tenants seeking convenient access to Leicester's employment, retail, leisure and transport facilities.

With three individual apartments contributing to the overall rental income, the residential element benefits from diversification, reducing reliance on any single residential tenancy. The units form an important part of the property's recurring income stream and complement the larger two-bedroom apartments and commercial accommodation within the building.

Combined income: £32,400 per annum



Please note: All one bed layouts are the same.



Approximate total area⁽¹⁾
437 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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THREE TWO-BEDROOM APARTMENTS

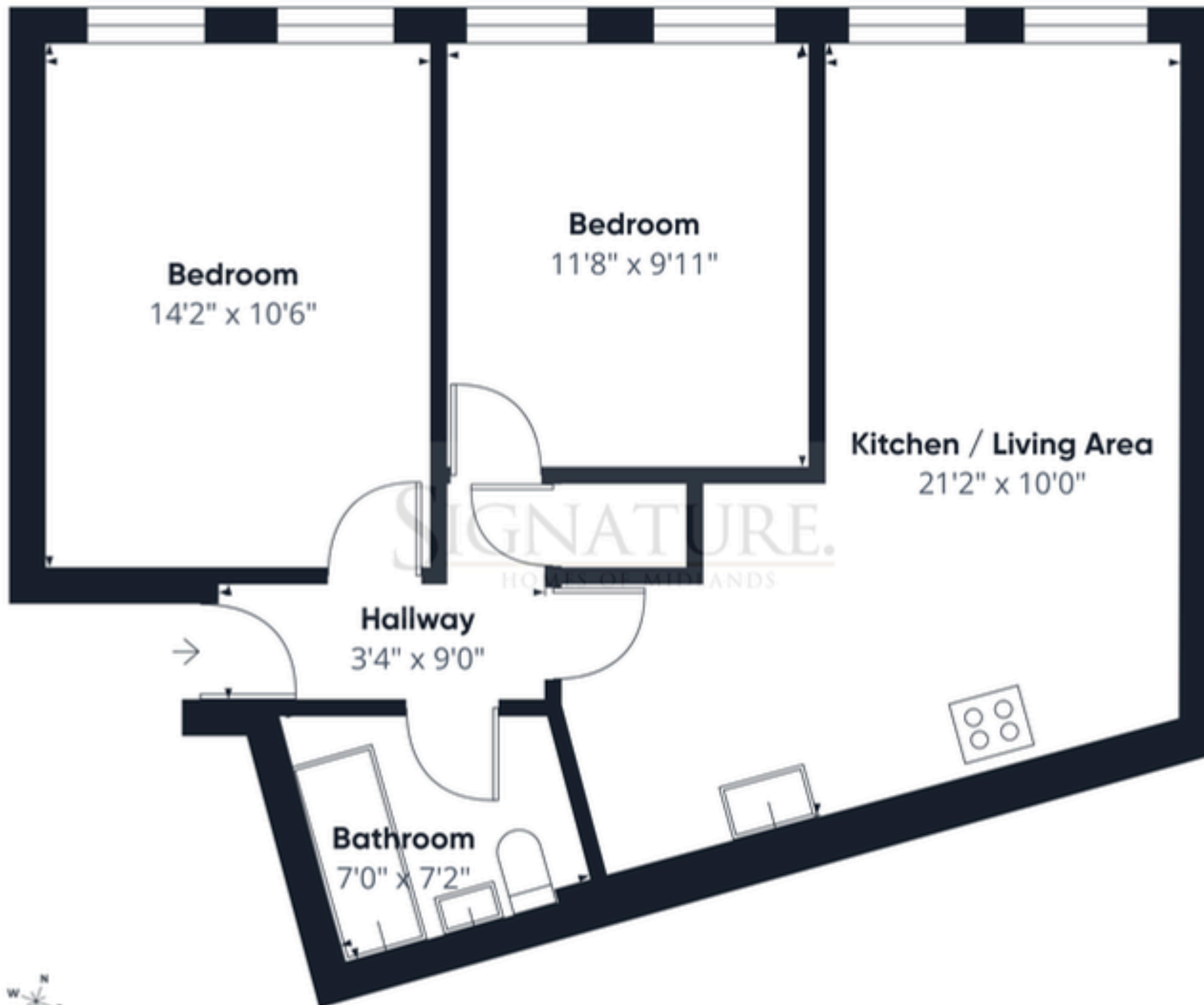
There are also three two-bedroom apartments, each currently producing £1,200 per calendar month.

Collectively, the three two-bedroom apartments generate £3,600 pcm, equivalent to £43,200 per annum.

The two-bedroom accommodation provides a different tenant profile to the one-bedroom units and adds further diversity to the residential element of the investment. Their city-centre positioning offers residents convenient access to the extensive range of amenities, employment opportunities, retail facilities, restaurants and leisure destinations available throughout central Leicester.

Together, the six residential apartments generate £75,600 per annum, representing the majority of the property's current rental income while benefiting from being spread across six separate units.

Combined income: £43,200 per annum



Approximate total area⁽¹⁾
625 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please note : All two bed layouts are the same.











COMMERCIAL UNIT

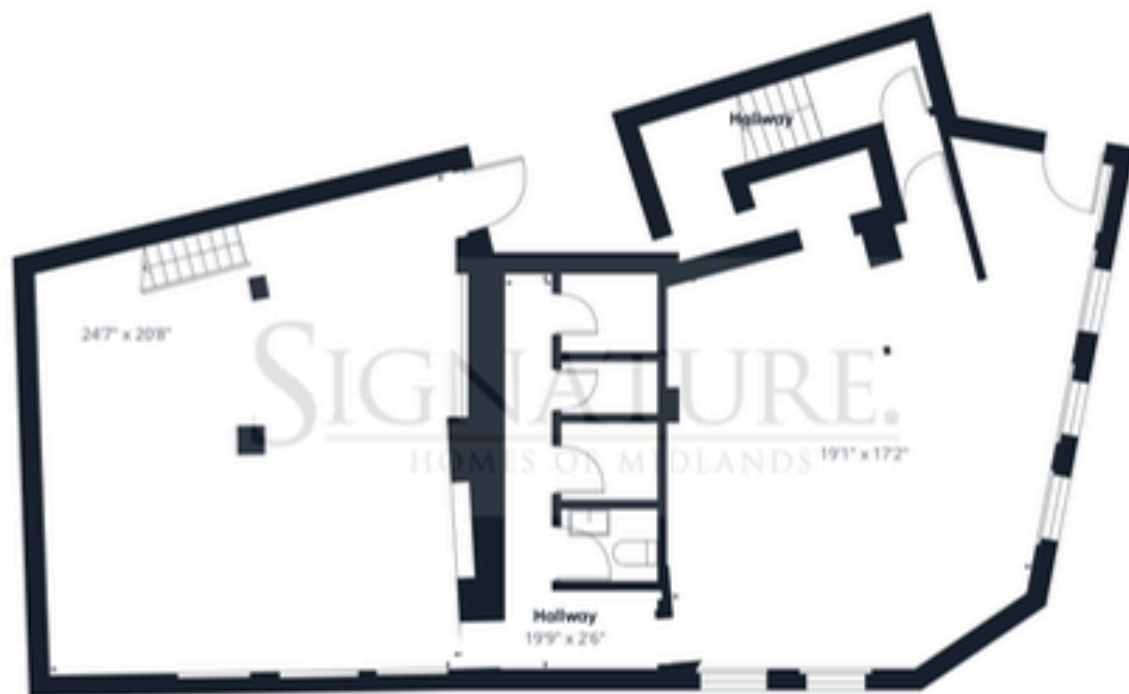
The property also incorporates one commercial unit, currently producing £1,500 per calendar month, equating to £18,000 per annum.

The inclusion of a commercial element provides an additional income stream alongside the residential accommodation and creates a genuinely mixed-use investment. Rather than relying exclusively on residential tenants, the property benefits from a combination of commercial and residential rental income within a single freehold asset.

The commercial unit therefore contributes approximately £18,000 per annum to the overall passing rent and further diversifies the investment's income profile.

Current income: £18,000 per annum





Floor 0



Floor 1

Approximate total area⁽¹⁾

1998 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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FIRE EXIT





Example of use for commercial space - Please note this is an AI generated image.



LOCATION

Halford Street, Leicester

The property occupies a central Leicester location on Halford Street, within an established mixed-use area incorporating residential, commercial, retail, leisure and hospitality uses.

Leicester is one of the East Midlands' principal cities, offering a broad range of employment, education, retail, leisure and cultural facilities. The city centre is an established commercial and residential hub, attracting residents, workers, students and visitors.

The property benefits from convenient access to a wide range of shops, supermarkets, restaurants, cafés, bars, leisure facilities and everyday amenities, supporting both residential and commercial occupation.

The location is particularly suited to a mixed-use investment, combining residential demand with commercial activity and multiple income streams under a single freehold ownership.

Connectivity

Leicester benefits from established road and rail connections across the East Midlands and beyond. Leicester Railway Station provides regular services to destinations including Birmingham, Nottingham, Derby and London, with direct services to the capital.

The city's road network provides access to the wider regional transport network, including routes towards the M1 motorway.

The combination of central amenities, transport connectivity and Leicester's established commercial and residential market makes Halford Street an attractive location for mixed-use property.





INVESTMENT HIGHLIGHTS

- Asking Price: £1,335,000
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- Current Rental Income: £7,800 pcm
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- Annual Rental Income: £93,600 pa
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- 7 Income-Producing Units
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- 3 x One-Bedroom Apartments
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- 3 x Two-Bedroom Apartments
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- 1 x Commercial Unit
-
- Freehold Ownership
-
- Mixed Residential & Commercial Investment
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- Approx. 7.01% Gross Initial Yield
-
- Leicester City Centre Location



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