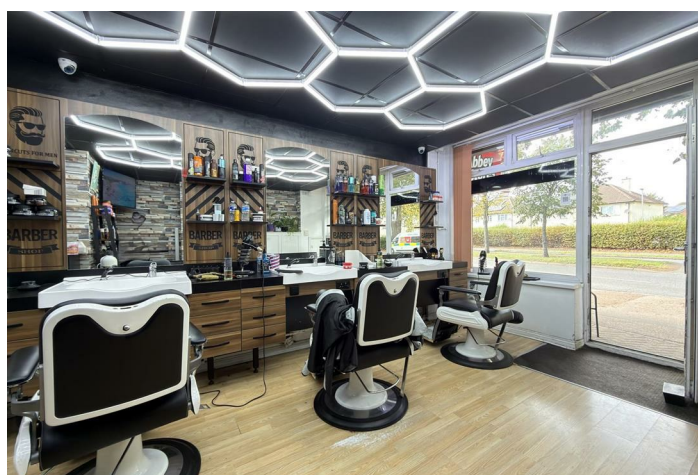
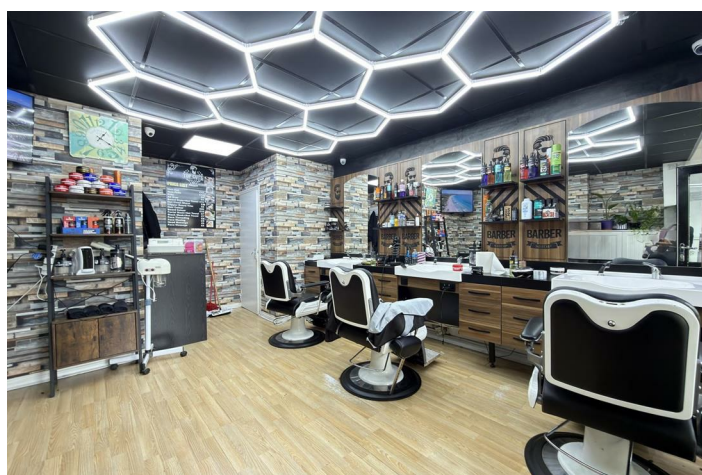


FREEHOLD



Flat (EPC Rating: D)

Abbey Lane, Leicester, LE4 5QJ

PRICE:

£265,000



Semi Commercial With Shop & Flat Located In Leicester.

*** INVESTMENT OPPORTUNITY - ABBEY LANE - FLAT WITH SHOP - £1,500 PCM ***

Seths Estate Agents are pleased to bring to market this exceptional mixed-use investment opportunity located on Abbey Lane in Leicester, comprising a fully fitted ground floor barbers shop and a self-contained flat above — offering a compelling dual-income proposition for investors.

The ground floor commercial unit is currently operating as a fully fitted barbers shop with one year remaining on the lease, currently achieving £650 per calendar month.

The self-contained flat is currently achieving £850 per calendar month and is arranged across two floors, briefly comprising an entrance hall, a well-appointed kitchen, a dining room, and a bathroom on the lower level. To the upper floor are three bedrooms, a separate WC, and a landing with loft access.

With a combined income of £1,500 per calendar month, this property offers an excellent and immediate return on investment in a well-connected Leicester location.

Contact Seths to arrange a viewing.

COMMERCIAL

GROUND FLOOR

SHOP

19'9" x 14'1"

Currently operating as a fully fitted barbers

FLAT

ENTRANCE

7'5" x 2'10"

Tiled flooring. Accessed via a uPVC door. Provides access to the kitchen and bathroom.

KITCHEN

16'6" x 7'11"

Tiled flooring, base and high-level units, four-ring gas hob with gas supply, gas combination boiler, stainless steel sink, space and plumbing for washing machine, partially tiled walls, radiator, double-glazed window to the side aspect. Stairs leading to the first floor. Provides access to the dining room.

DINING ROOM

11'2" x 7'4"

Tiled flooring, radiator, double-glazed window to the rear aspect.

BATHROOM

7'3" x 6'8"

Tiled flooring, panelled walls, panelled ceiling, radiator, panelled bath, wash hand basin, WC, double-glazed window to the rear aspect.

FIRST FLOOR

LANDING

12'10" x 5'10"

Carpeted flooring, radiator, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE

16'0" x 11'5"

Carpeted flooring, radiator, double-glazed window to the front aspect.



BEDROOM TWO

13'0" x 9'10"

Carpeted flooring, radiator, double-glazed window to the rear aspect.

BEDROOM THREE

12'6" x 8'0"

Carpeted flooring, radiator, double-glazed window to the rear aspect.

W/C

4'11" x 3'8"

Vinyl flooring, wash hand basin, WC, double-glazed window to the side aspect.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

Business Rate Valuation: £5,700.00

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



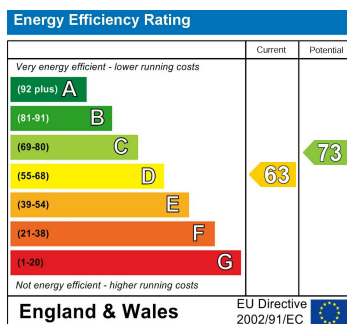




Council Tax Band

A

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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.