

FOR SALE

GUTHLAXTON STREET LEICESTER LE2 0SF

£120,000

FEATURES

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

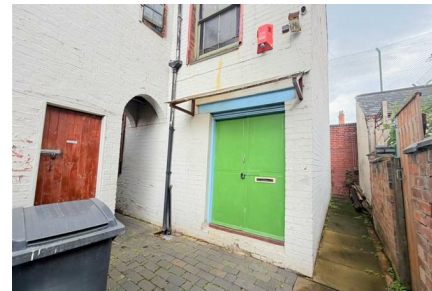
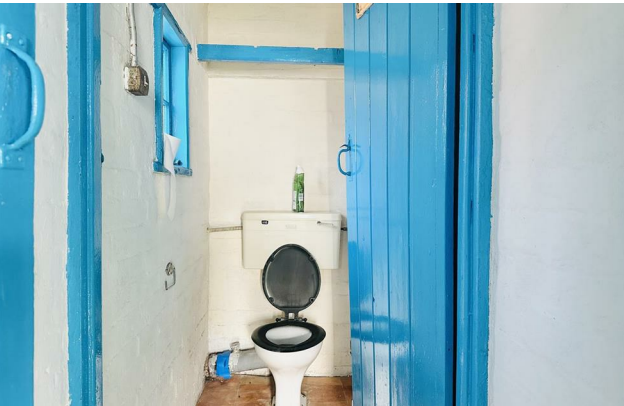
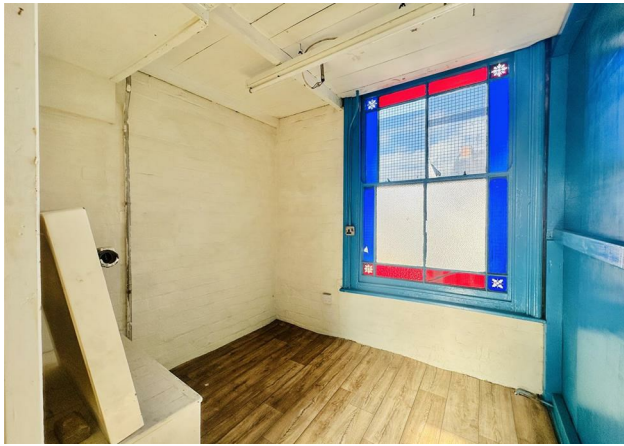
W/C

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

FREEHOLD

COUNCIL TAX - TBC

ADDITIONAL INFORMATION



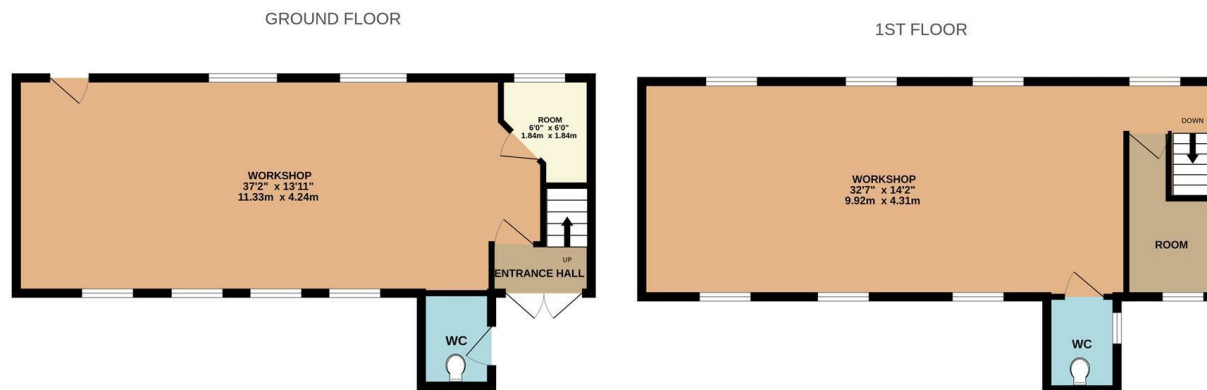
UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk



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