

FOR SALE

Saffron Lane

Leicester

LE2 6UJ



ASKING PRICE: £625,000 PLUS VAT

- Former Housing Office/Development Opportunity
- A Substantial 2 Storey Property of Approx. 10,936 SQFT (1,016 SQM) With Total Site Coverage
- Located Near To Gedge Way/Burgess Road & Near To Pork Pie Roundabout
- Planning Granted For The Installation of 2 Windows To Front & 3 Doors To Front; Alterations To Building (Class E) Which Facilitate The Subdivision of The Property Into 3 Separate Retail/Commercial Units With Office/Storage Use On The Upper Floors
- Potential For Alternative Uses



Location

The property is located near to the junction of Gedge Way/Burgess Road, Saffron Health Practice and between Aylestone Leisure Centre and Pork Pie Roundabout.

Description

A substantial 2 storey property of approximately 10,936 sqft with total site coverage, previously a Neighbourhood Area Housing Office. There is potential for alternative uses subject to planning permission, and planning permission has been granted for the external alterations to include the installation of 2 windows and 3 doors to the front. These alterations facilitate the subdivision of the property into three separate retail/commercial units with office/storage accommodation on the upper floors.

Accommodation

All measurements are approximate:

Ground Floor:

Open plan space, store, bin stores and WC.
GIA: 5,468 sqft (508 sqm)

First Floor:

Offices/storage rooms, kitchens, bathrooms
GIA: 5,468 sqft (508 sqm)

Total GIA: 10,936 sqft (1,016 sqm) approx.

Planning

The property was previously a neighbourhood housing office and planning has been granted for the installation of 2 windows to front, 3 doors to front, and alterations to the building (Class E). Potential for alternative uses such as 3 retail units with storage/offices above, restaurant, fitness studio, nursery etc.

Planning Permission No. 20251672 dated 13 January 2026.

Note

VAT will be payable on the purchase price.

Tenure

Freehold.

EPC

Rating 79, Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Kal Sangra, Shonki Brothers Ltd

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499 SAFFRON LANE, LEICESTER.



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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

