

FREEHOLD



Commercial (EPC Rating:)

Law Street, Belgrave, Leicester, LE4 5GR

PRICE :

£450,000

 SETHS



1 Bedroom Commercial located in Leicester

A rare opportunity to acquire a commercial property near Belgrave Road. The ground floor shop offers ample space with laminate flooring, storage, and base units separating the shopfront from the rear.

Upstairs is a one-bedroom self-contained flat with access. The flat includes a kitchen with base and eye-level units, a gas supply, and a combination boiler, there is also a bathroom and bedroom. The property also features a block-paved garden with access to a shared passage and a separate entrance for the flat.

Viewing is by appointment only.

SHOP FRONT

23'9" x 11'5"

Laminate flooring, storage cupboard accommodating gas and electrics, base level units separating the shopfront, and access to the rear of the shop. Features a panel ceiling with spotlighting.

LOBBY

Vinyl flooring provides access to the upstairs flat via a UPVC door and a staircase leading to the first floor.

KITCHEN

9'2" x 6'1"

Base and eye-level units, partially tiled walls, stainless steel sink, double glazed window facing the side aspect. Gas supply available for a gas cooker, and gas-powered combination boiler. Provides access to the downstairs WC.

W/C

Vinyl flooring, panelled walls, double glazed window facing the side aspect, toilet, wash hand basin. Storage cupboard with access to an office

OFFICE

6'2" x 6'1"

Laminate flooring, double-glazed window facing the side aspect.

FIRST FLOOR

LANDING

Carpeted flooring, provides access to all rooms on the first floor, hatch access to the loft, electric meter.

LOUNGE

17'10" x 11'5"

Carpeted flooring, radiator, base level units with integrated gas burner and extractor, stainless steel sink, double glazed window facing the rear aspect. Integrated storage cupboard located over the stairs.

BATHROOM

Vinyl flooring, radiator, toilet, wash hand basin, polyvinyl bathtub, double glazed window facing the rear aspect.

BEDROOM 1

11'5" x 8'5"

Carpeted flooring, radiator, double glazed window facing the front aspect.

OUTSIDE

The rear garden is block-paved and allows access to a shared passage via a wooden door. The shared passage provides separate access to the upstairs flat. The garden is secluded by a brick-built perimeter.

FREEHOLD

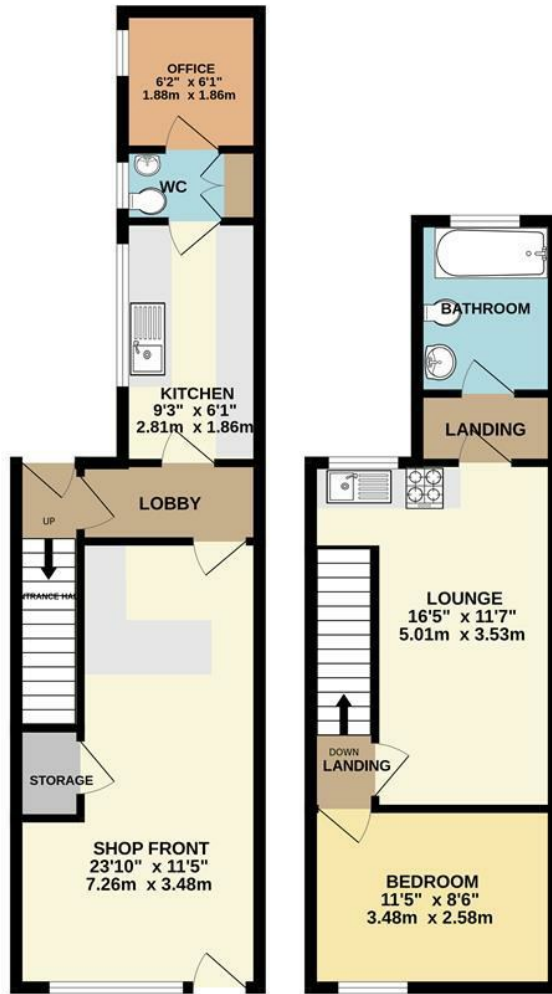
COUNCIL TAX BAND - A

PLEASE NOTE THIS BAND IS FOR THE FLAT AND NOT FOR THE SHOP THIS IS TO BE CONFIRMED









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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