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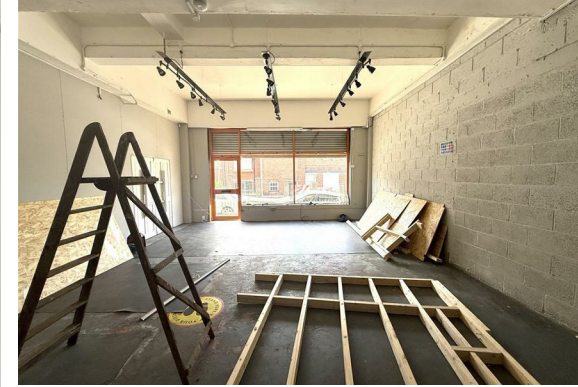
£300,000



Brief Description

An exciting opportunity to acquire a substantial freehold mixed-use investment, comprising a versatile ground floor commercial unit extending to approximately 53 sq.m (570 sq.ft) together with a beautifully presented first floor two-bedroom apartment, situated in a well-established residential location within close proximity of Leicester City Centre.

The ground floor premises benefits from a prominent shop frontage with a large display window and separate personnel entrance, offering excellent visibility and accessibility. The unit falls within Class E Use, providing exceptional flexibility for a wide variety of occupiers, including retail, professional offices, financial and estate agency services, medical and healthcare practices, clinics, cafés (subject to any necessary consents) and a range of other commercial business uses. A WC facility will be installed prior to completion, ensuring the premises are ready for occupation.



Occupying the first floor is an immaculately presented apartment that has been freshly decorated throughout and fitted with new carpets, creating a stylish, modern living environment. The well-proportioned accommodation comprises a spacious L-shaped open-plan living and dining room, a contemporary fitted kitchen, a modern three-piece shower room and two comfortable bedrooms. The apartment also benefits from gas central heating and double glazing throughout.



Whether purchased as an owner-occupier opportunity, an investment with dual income potential or a live/work proposition, this property offers outstanding versatility and long-term appeal. The freehold is offered for sale in its entirety, although the commercial premises and residential apartment may be available to purchase separately, subject to agreement. Further information is available upon request.



Early viewing is highly recommended to fully appreciate the quality, flexibility and potential this exceptional mixed-use property has to offer.





ON THE GROUND FLOOR

Class E Commercial Unit

30'9" x 19'9" (9.37m x 6.02m)

ON THE FIRST FLOOR



Flat Entrance Hall

Lounge/Diner

17'9" x 10'8" (5.41m x 3.25m)

Kitchen

6'8" x 7'8" (2.03m x 2.34m)



Shower Room

6'4" x 7'4" (1.93m x 2.24m)

Bedroom 1

9'1" x 7'8" (2.77m x 2.34m)



Bedroom 2

8'0" x 7'8" (2.44m x 2.34m)



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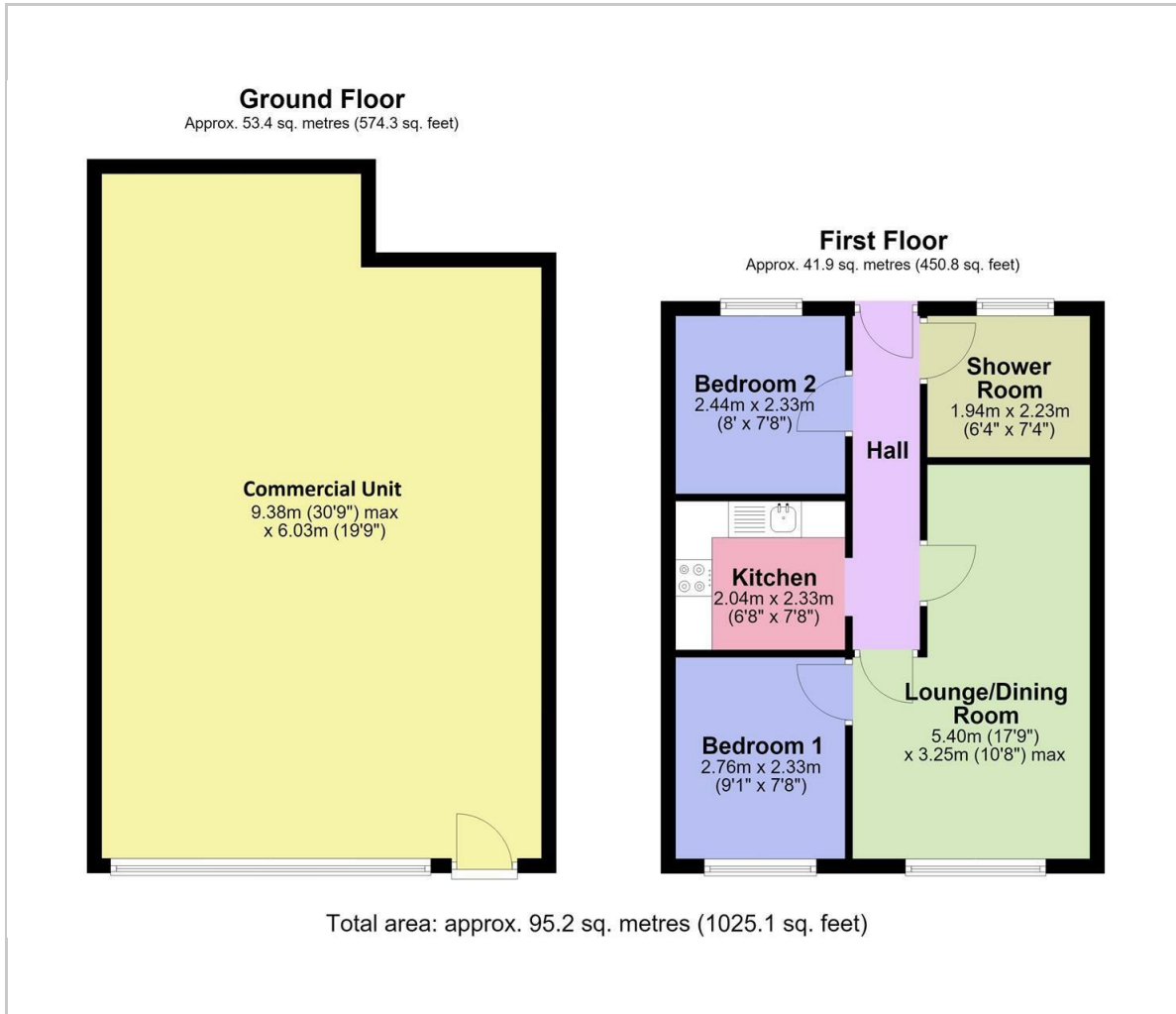
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Floor Plan



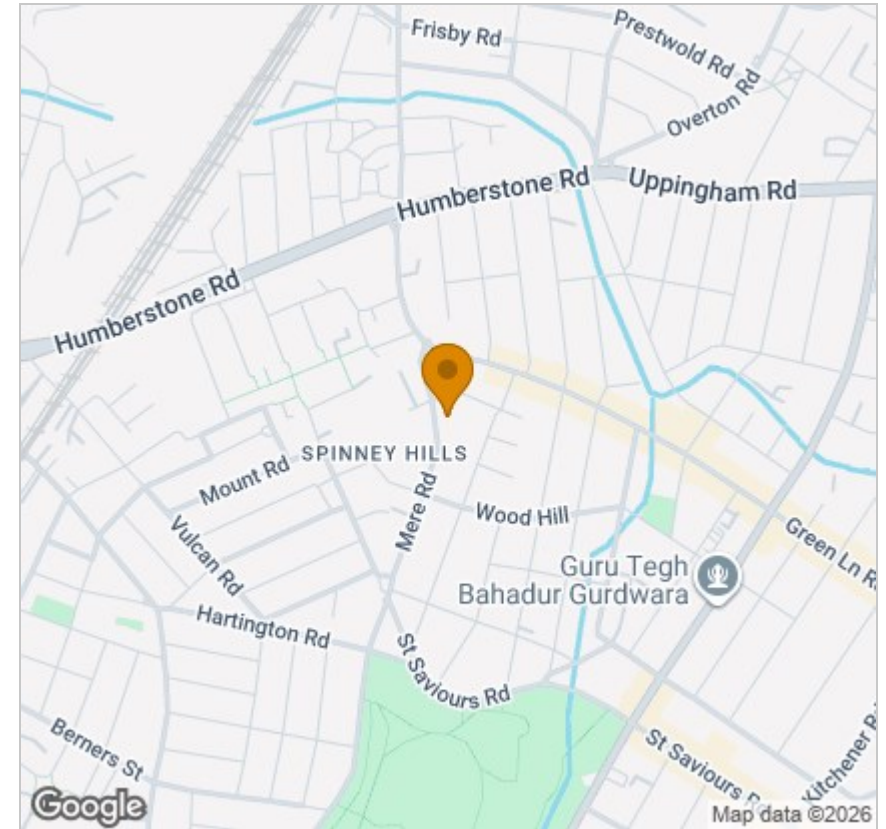
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

