

FOR SALE

A UNIQUE INVESTMENT PROPERTY OPPORTUNITY
on Hartington Road, Leicester
44, 44a and 44b Hartington Road LE2 0GN



Rental £23,400
Per Annum



Popular
Trading Area



Unique
Investment



Desirable
Location

AVAILABLE IMMEDIATELY

44, 44a and 44b Hartington Road LE2 0GN

Location

The property enjoys a mid-terraced location along Hartington Road in Leicester City Centre. The area is characterized with a mixture of residential and commercial uses, with an assortment of localised businesses nearby. It is a 1 mile walk to Leicester Railway Station.



Description

A unique investment property opportunity on Hartington Road, situated in the vibrant heart of Highfields, Leicester. This property benefits from a prominent position within an area characterised by a dynamic blend of residential and commercial uses.

The surrounding vicinity boasts a diverse range of localised businesses, contributing to the area's established commercial activity. Properties in this highly desirable location do not frequently come onto the market, making this an exceptional chance to acquire a valuable asset. The area also benefits from consistently high foot traffic due to its dense population, further enhancing its appeal for commercial enterprises.

This represents a compelling opportunity for investors or businesses seeking a strategic location with strong visibility and accessibility.

This property comprises 2x retail shops downstairs (WC facilities are provided to both units) with shopfronts facing onto Hartington Street. Electric roller shutters in front and fully refurbished modern fittings. The total Retail space is 551Sq ft/ 51.2sq m

There is a large 1-bedroom flat upstairs with a spacious living room, large kitchen diner, hallway and bathroom with a 3-piece suite. The total residential space 441 sq ft/ 41sq m

Terms

The freehold interest is for sale at a guide price of £375,000.

Tenancies

44 (1 bedroom flat): Let on an AST agreement £8100 p/a.

44a (Phone shop): 5-year lease with two years remaining. £5700 p/a

44b (Butchers): New six-year lease from 1/1/2025 with 5 years remaining. Currently £9600 p/a

The total rent is **£23,400 per annum.**

Description	Sq ft	Sq m
Ground floor 44a	237	22
Ground floor 44b	314	29.2
Top floor 44 (Residential)	441	41

Rating assessment

Ground floor shop 44a

Rateable Value (2023): £4,950

U.B.R (2024/2025): 49.9p

Qualifies for small business rates relief. Rating information is for guidance purposes only and should not be relied upon.

Ground floor shop 44b

Rateable Value (2023): £4,986

U.B.R (2024/2025): 49.9p

Qualifies for small business rates relief. Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.

EPC rating 44a and 44b: **D** (Potential: C)

EPC rating 44: **D**

A copy of the EPC is available upon request.