

**FOR  
SALE**

**COMMERCIAL PROPERTY**

**Unique Investment Opportunity**

On 85 Woodgreen Road, Humberstone LE4 9UD



Rental income  
£23,400 p/a



High foot  
traffic



Desirable  
location



Plenty of  
parking

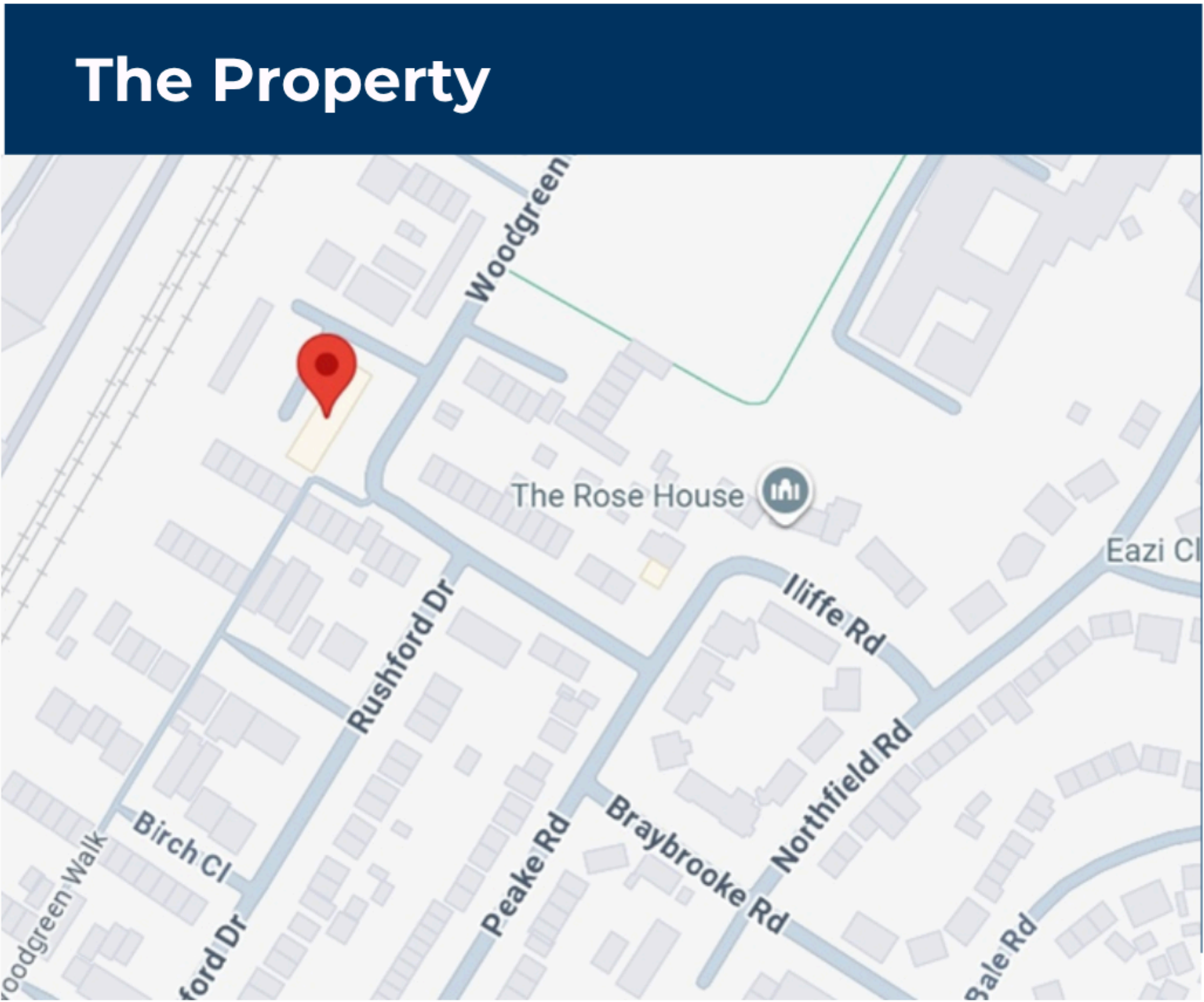
**Available For Sale at £330,000**



# 85 Woodgreen Road LE4 9UD

## Location

This property is nestled in the heart of a popular residential neighborhood on Woodgreen Road, Leicester.



## The Property

## Tenancies

85 (Restaurant): Minimum 5-year lease (starting May 2025). **£13,800 p/a.**

75 Woodgreen Road (2-bedroom flat): AST agreement. **£9600 p/a.**

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

## Description

Built in 1970, this freehold mixed-use property is a stable income-generating asset. It combines a spacious ground floor commercial unit with a well-presented two-bedroom apartment above, delivering a total rental income of **£23,400 p/a** - making it an exceptional choice for investors seeking stability and long-term growth.

The ground floor commercial unit offers excellent frontage, open-plan space, and versatility for a range of retail uses. Above, the two-bedroom apartment features the latest finishes, a comfortable living area and reliable tenancy-ideal for consistent occupancy and returns.

With its prominent roadside position, mixed-use appeal and proven rental performance, this property presents a rare opportunity to acquire a fully-tenanted, high-yield freehold investment in a thriving Leicester location, perfect for investors looking to combine secure income with strong capital growth potential.

## Terms

The freehold interest for this mixed-use property is for sale at a guide price of **£330,000**

| Description         | Sq ft        | Sq m       |
|---------------------|--------------|------------|
| Ground floor retail | 635          | 59         |
| Top floor apartment | 506          | 47         |
| Total               | <b>1,141</b> | <b>106</b> |

## Rating assessment

### Ground floor restaurant

Rateable Value (1 April 2023 to present): £10,391

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

## ENERGY PERFORMANCE CERT.

EPC rating 85: **B** (Valid until December 2032)  
EPC rating 75: **C** (Valid until December 2032)

A copy of the EPC is available upon request.