

RETAIL PREMISES WITH ACCOMMODATION ABOVE - 398 Gipsy Lane, Leicester,,LE4 7DA



Ground floor shop and 3 bedroom house located on Gipsy Lane in Leicester, briefly comprising of shop and store, off road parking, lounge, kitchen, 3 bedrooms, bathroom and rear garden.

#### Description:

Ground floor shop and 3 bedroom house located on Gipsy Lane in Leicester, briefly comprising of shop and store, off road parking, lounge, kitchen, 3 bedrooms, bathroom and rear garden.

#### Directions:

Proceed out of Leicester on A47, Humberstone Road then turn left onto Dysart Way. Turn right onto Catherine Street and continue for approx 1½ miles on to the junction with Gipsy Lane. Turn right onto Gipsy Lane, continue along and pass under the railway bridge. The property is located on the left hand side, after the petrol station.

#### ACCOMMODATION:

Retail Premises - Ground floor only:

Shop: 16'0" x 14'4" + bay approx- having tiled flooring and partly tiled walls.

Rear lobby: 11'1" X 3'6" - providing access to the rear yard.

Store: 11'11" x 10'6" – with stainless steel sink and drainer and hot water boiler.

Residential Accommodation:

Ground floor:

UPVC front door leading directly into:

Lounge: 19'0" x 10'7" – Having UPVC double glazed windows to the front aspect, vinyl flooring and radiator.

Inner hallway, leading to kitchen and under stairs storeroom.

Kitchen: 14'3" x 9'8" – Having UPVC double glazed windows to the rear aspect, stainless steel sink and drainer, a range of wall and base units with worktops over, gas cooker connection, vinyl flooring, radiator.

First floor:

Stairs to first floor, landing with UPVC double glazed window to the side aspect, fitted carpet, radiator and connecting doors to:

Bedroom 1: 12'9" x 9'10" – Having UPVC double glazed window to the front aspect, fitted carpet, built in wardrobes, radiator.

Bedroom 2: 12'6" x 9'2" – Having UPVC double glazed window to the front aspect, fitted carpet, built in wardrobes, radiator.

Bedroom 3: 9'11" x 8'4" – Having UPVC double glazed window to the rear aspect, fitted carpet, radiator.

Storage room: 7'1" x 2'11" – Having UPVC double glazed window to the front aspect, fitted carpet, access to loft space.

Bathroom: Having opaque UPVC double glazed window to the side aspect, tiled walls and flooring, bath with electric shower over, wash hand basin and w.c, radiator & extractor fan.

Outside

There is off road parking to the front of the property. The rear garden is mainly laid to lawn with brick outhouses and w.c.

## Services:

Mains services are connected to the property. The services, fittings and appliances (if any) have not been tested by the selling agents.

## Business rates / Council Tax:

The 2010 rateable value for the shop is £1875.00

The council tax for the house is Band A

## Tenure:

The shop is currently vacant.

The house is currently let on a 12 month AST until August 2010 at a rental of £500.00 per calendar month.

## Leasehold

The shop is available to rent @ £7000.00 per annum exc. Flexible lease terms available

## The Property Mis-description Act 1991

These sales particulars have been written to conform to the Property Mis-description Act. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

- 1) All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
- 2) Information on Rating Assessments and Town and Country planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment.
- 3) All information on the availability of main services is based on information supplied to us. Interested parties are recommended to arrange for any tests to be carried out prior to acquisition.

## Health and Safety

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.

**KAL SANGRA**

SHONKI • BROTHERS

CALL: 0116 2