



157 St. Leonards Road, Leicester
Leicester

Offers Over £210,000



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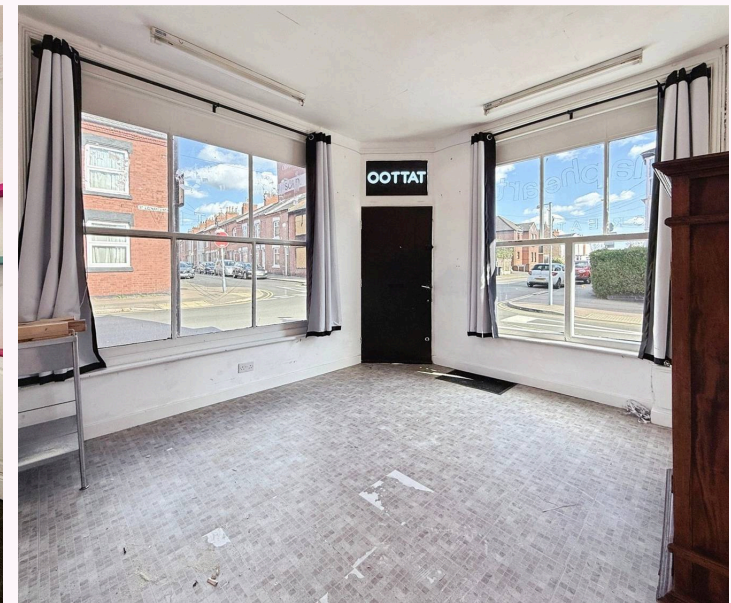
Leicester

A fantastic opportunity to acquire a versatile commercial property in the heart of popular Clarendon Park, offered to the market with vacant possession. Currently arranged as a ground floor commercial unit with residential accommodation above, the property provides a wealth of potential for owner-occupiers, investors, or those seeking a space suitable for a variety of uses (subject to any necessary consents).

The ground floor comprises a spacious front unit, most recently used as a tattoo studio, which benefits from large display windows offering excellent street presence and footfall. This flexible space is suitable for a range of business purposes such as retail, salon, office, or studio space. To the rear, there is a dining area, fitted kitchen, and bathroom facilities, along with useful storage space.

Upstairs, the property offers three bedrooms, providing the option for residential use above the commercial premises or potential office/workspace depending on requirements. This arrangement makes the property ideal for live-work use or as an investment opportunity with potential to generate income from both commercial and residential tenants.

Located in a highly desirable and vibrant part of the city, the property is surrounded by independent shops, cafés, and amenities, with excellent transport links into Leicester city centre and beyond. With its flexible layout, excellent visibility, and the benefit of vacant possession, this is an exciting opportunity not to be missed.



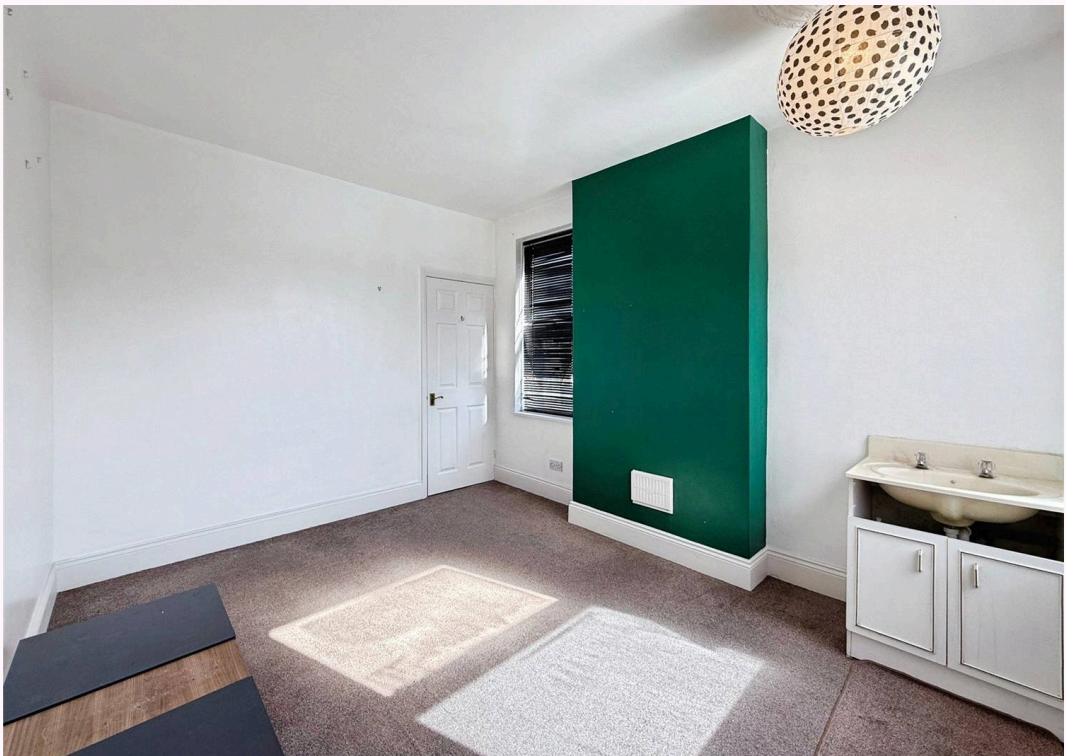
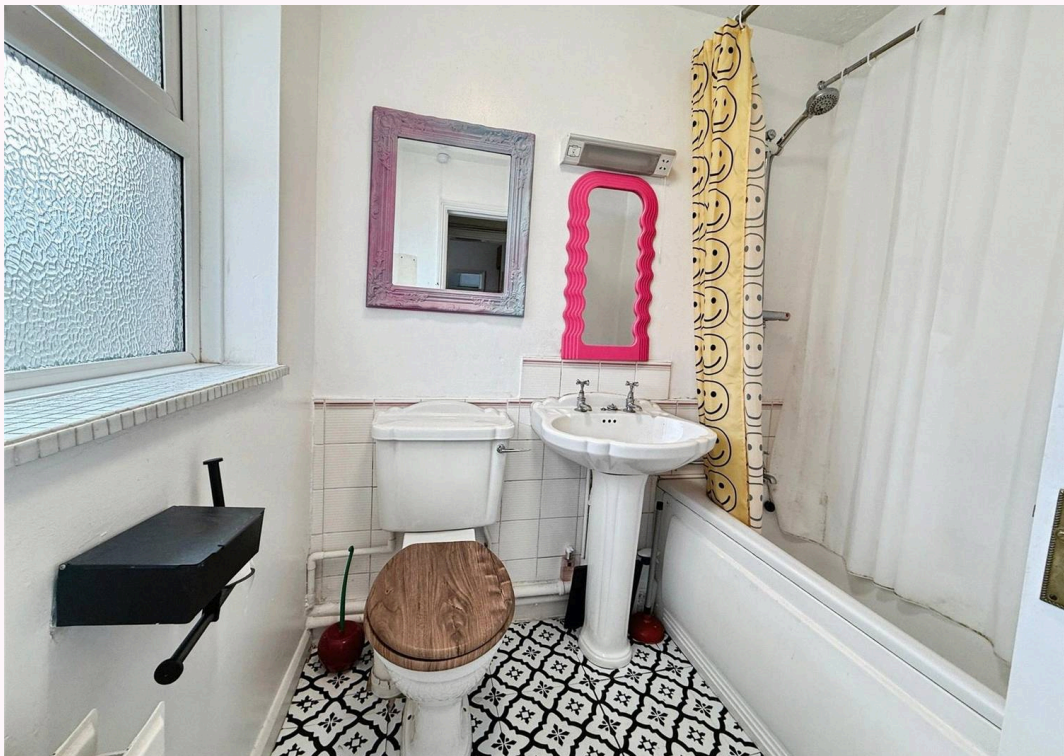


Offered with vacant possession, this versatile property in Clarendon Park features a ground floor commercial unit and three-bedroom accommodation above. ideal for investors, business owners, or redevelopment, it offers excellent visibility, flexible usage options, and strong rental potential.

Council Tax band: TBD

Tenure: Freehold

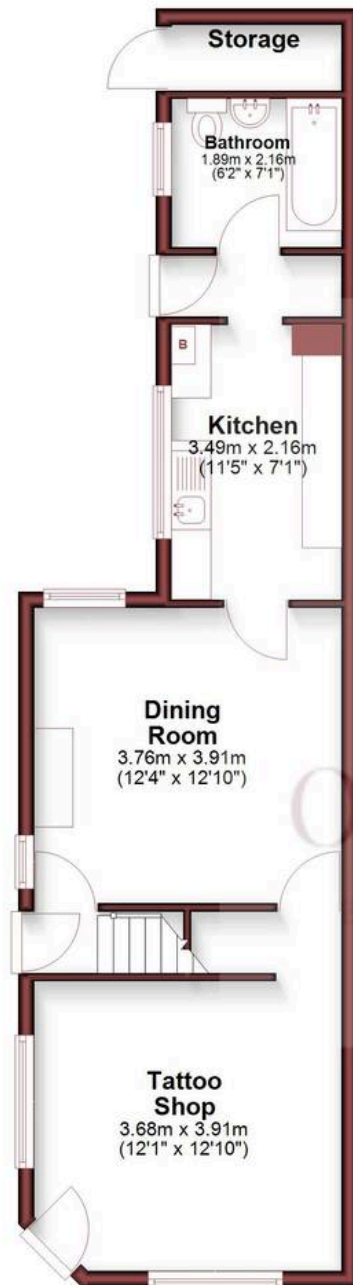
- Versatile Commercial Ground Floor Space
- Three Bedrooms Above Commercial Premises
- Ideal Investment Or Owner-Occupier Opportunity
- Fashionable Location of Clarendon Park
- Former Tattoo Studio with Residential Over
- Potential to create off-road parking





Ground Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 89.4 sq. metres (962.1 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.



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