

REZIDE



Loughborough Road, Mountsorrel

£700,000 Guide Price

A rare mixed-use opportunity set within 0.33 acres, combining a characterful three-bedroom home with a substantial two-storey office building, both featuring attractive stone elevations and period detailing. The commercial element is currently let, providing a strong, secure income stream, while the residential property offers additional rental return and private access. To the east, a generous parcel of land presents further potential for development (STPP), enhancing the long-term appeal of this versatile and income-generating asset.

- Combined residential and commercial investment opportunity
- Commercial income of £21,500 per annum
- Secure commercial tenant in place until 2028
- Additional residential income of £750 per calendar month
- Dual-income asset with clear separation of uses
- Established tenancy providing immediate return
- Scope to enhance value through future development (STPP)
- Attractive yield potential within a character setting





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