



## 81 Hinckley Road , LEICESTER, LE3 0TD Price Guide £350,000

We are delighted to offer this investment opportunity comprising a ground floor shop and a first and second floor residential flat. The property has a floor area in the region of 1,400 sq ft/ 312 sq m and currently generates an income of £22,500 per annum. Contact our office for more information.

- Fitted Bathroom
- Income of £14,000 PAX
- Two Bedrooms
- Staff Room and W/C
- Fitted Kitchen
- Shop Floor

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

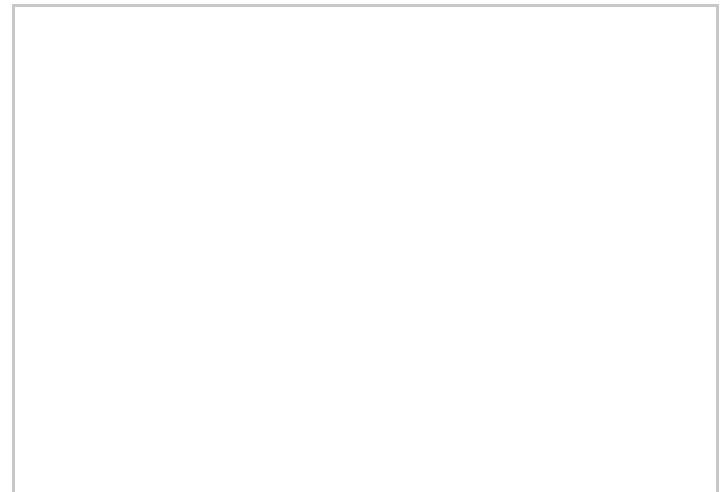
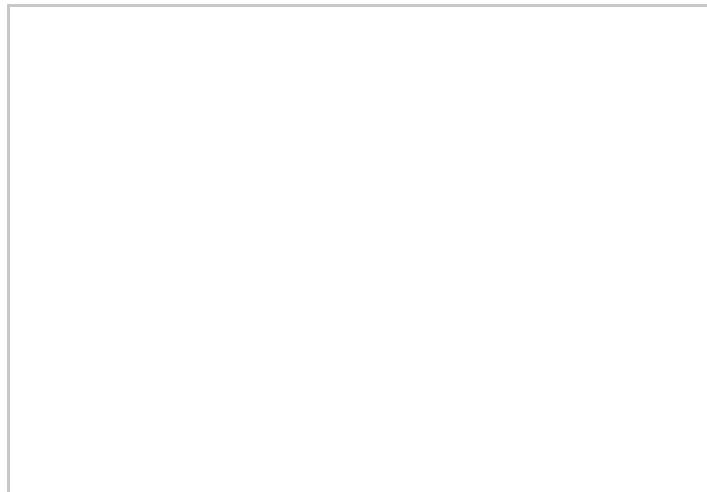


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.