



Blaby Road, , Wigston, LE18 4SD

- No Upward Chain
- 8 Bedsits
- Communal shower rooms
- Courtyard
- Local shops, schools and amenities
- Mixed use Property
- Offices/retail space to ground floor
- Kitchen & Kitchenette
- Tenants In Situ
- Being sold in conjunction with 8 Station Street

£415,000



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DESCRIPTION

This Mixed Use Building property is offered to the market with no upward chain, Situated in a commanding position on Blaby Road High Street, this substantial mixed-use building presents a unique opportunity for both residential and commercial investment. The property boasts an impressive eight bedrooms, making it ideal for those seeking a generous property or a lucrative rental venture.

With three shared bathrooms, the property ensures convenience for all residents, while the office space on the ground floor offers potential for a variety of business uses. The building is set over three floors, allowing for further alterations to suit your specific needs, whether that be enhancing the residential aspect or expanding the commercial space.

This property is being sold in conjunction with 8 Station Street, presenting a substantial investment opportunity for those seeking a long-term rental venture. With potential for development, subject to planning regulations, this could be an ideal project for the discerning buyer.

Situated in a prime location, this property benefits from proximity to local shops, schools, and parks, making it an attractive option. The presence of national retailers such as Tesco, Lidl, Morrison, and Wickes nearby adds to the convenience of daily living. Additionally, South Wigston Train Station and excellent road and public transport links ensure easy access to surrounding areas.

RATING ASSESSMENT:

The premises are assessed as follows:-

Rateable Value: £6500

The rate liability may, however, be subject to transitional arrangements and we would advise that individual parties satisfy themselves as to the likely rates payable from the date of occupation by contacting the Local Authority.

SERVICES:

Mains gas, electricity, water and drainage are connected.

Hunters have not tested any service/installations and cannot provide a guarantee of their condition. Relevant Parties should investigate these facilities to their own satisfaction.





