



## 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
- Being sold in conjunction with 8 Station Street

**£415,000**



# Blaby Road, , Wigston, LE18 4SD

## 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:-

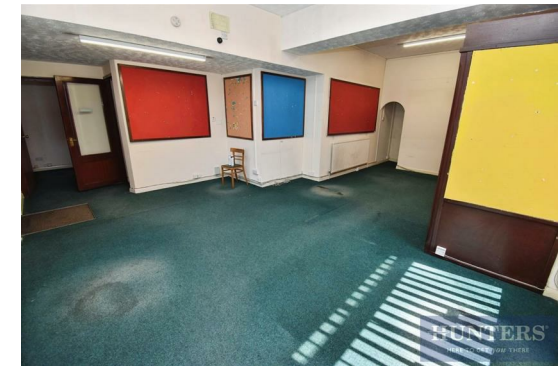
Rateable Value: £6500

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.







### Viewings

Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.