

UKPG Presents -

GUIDE PRICE:

£495,000

Lancaster Street
3 Freehold Properties

The
**Lancaster
Street**

Property Portfolio.

132
134
134A

Lancaster Street
3 Freehold Properties

For Any Enquires

Contact UKPG on 0115 845 8665
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132/134a/134 Lancaster Street - Front of Properties



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The
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Street**

Property Portfolio.

Investment Opportunity -

10 Bedroom Property Portfolio

A rare and exciting investment opportunity. **(Totalling 3,700Sq ft approx.)**

The Lancaster Street property portfolio consisting of **132, 134 and 134a. Lancaster Street** presents itself as a well proposed investment opportunity, with substantially high rental returns.

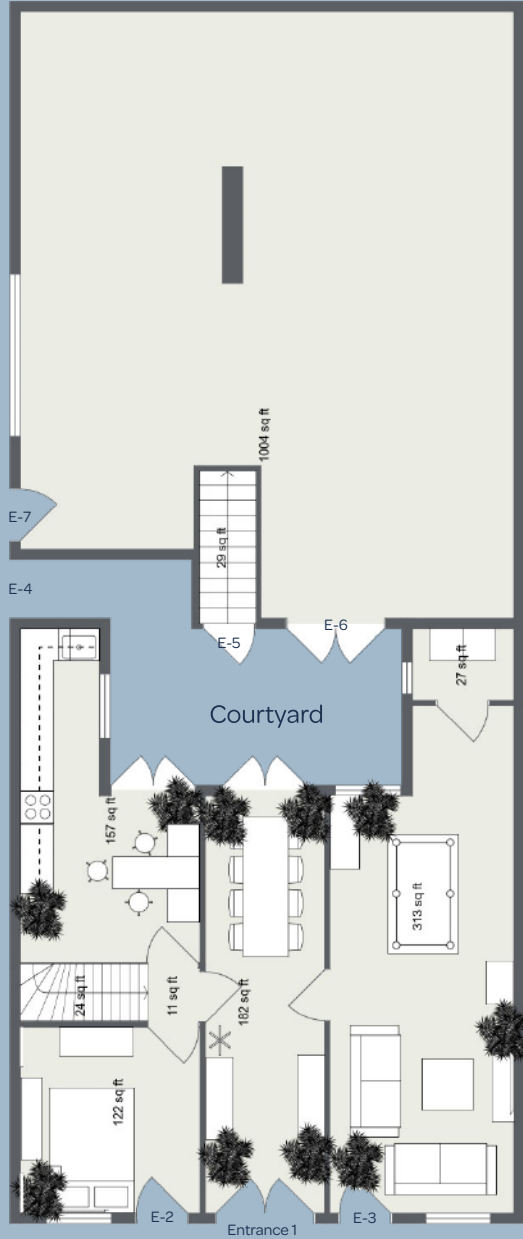
This property portfolio offers huge development potential. The portfolio consists of 2 x residential properties **(Totalling 1,700Sq ft approx.)** and 1 x commercial property **(2,000 sq ft approx.)** which subject to obtaining the necessary planning consents, may be converted into an HMO, apartments or commercial space with accommodation.

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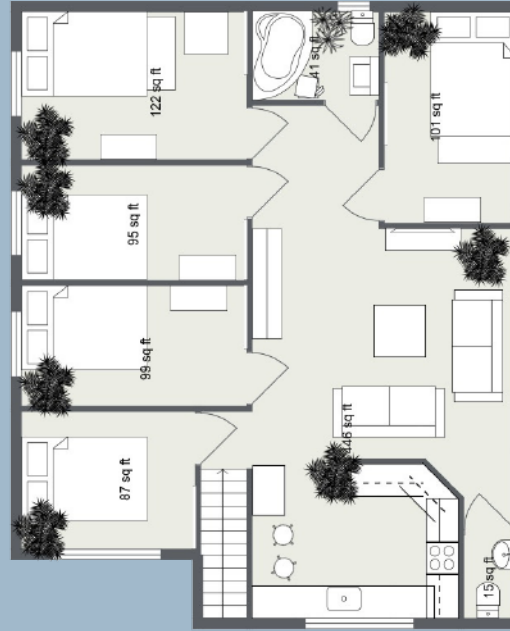
The properties also include attic space suitable for residential conversion.
 *All measurements are approximate and should be used only as a guide.
 *E-X = Entrance

134 Lancaster Street - Ground Floor



132/134a Lancaster Street - Ground Floor

134 Lancaster Street - 1st Floor



Courtyard



132/134a Lancaster Street - 1st Floor

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134A

Lancaster Street
3 Freehold Properties

Property Overview -

The Lancaster Street property portfolio can be found in the highly sought-after residential setting of Evington, Leicester with great **public transport access** with bus stops within just 50 metres from the properties. Located a mere **1.19 miles from Leicester Railway station**, which has **direct transport links to London**. The Properties also benefit from being **1.5 miles from Leicester city centre**.

Furthermore, there are two popular primary schools and nurseries within a mile of the property as well as multiple public parks, police station and a popular retail shopping area.

This Property Portfolio consists of a 1,700 sq ft (approx.) 5-bed property alongside an additional 2,000 sq ft (approx.) commercial building with a 5-bed apartment above.

132/134a Lancaster Street -

Previously two separate properties 132/134a have now been converted into a single dwelling. The Properties benefit from roadside access as well as multiple points of entry including a private alley to the rear of the properties. The properties boast UPVC doubled glazed windows and composite doors throughout alongside a recently renovated neutral and modern decor, suited to both residential living and rental purposes.

Lancaster Street
3 Freehold Properties

132/134a/134 Lancaster Street - Ground Floor



Rear of Property

Front of Property

The properties also include attic space suitable for residential conversion.

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Lancaster Street
3 Freehold Properties

Property Overview Continued -

GROUND FLOOR

Entrance Hall - A large open plan entrance hall leads through to reception room, utility room, kitchen and 2nd reception room/ bedroom 1

Inner Hallway - (2.12m x 7.66m) approx. - This spacious area benefits from wooden flooring throughout, patio doors leading out to rear yard and commercial unit.

Reception room 1 - (3.20m X 9.16m) approx. - This spacious reception room benefits from dual aspect windows, feature lighting and wooden flooring throughout, A door leads through to the utility room.

Utility Room - (1.44m X 1.74) approx. - A well-formed utility room with worktop space and sink. The combi boiler for the property has been placed here to maximise space in the kitchen.

Reception room 2 / 5th Bedroom - (2.90m X 3.24m) approx. - Currently utilised as a bedroom this room benefits from fitted storage cupboards and wooden flooring throughout.

Kitchen - (3.25m x 6.39m) approx. - A newly fitted kitchen with an abundance of worktop space. A range of base and wall units. Integrated oven and hob with cooker hood. A dual sink with mixer taps. A fitted breakfast bar adds additional seating space. Stairs to the first-floor lead from the rear of the kitchen.

Lancaster Street
3 Freehold Properties

132/134a/134 Lancaster Street - 1st Floor



Rear of Property

Front of Property

The properties also include attic space suitable for residential conversion.

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Lancaster Street
3 Freehold Properties

Property Overview Continued -

FIRST FLOOR

Landing - (0.77m X 4.44m) approx. - Upper landing leads on to 4 bedrooms and a family bathroom.

Bedroom 1 - (3.22m x 2.54) approx. - The room benefits from fitted storage units and draws to maximise floor space. A large window allows for lots of natural light.

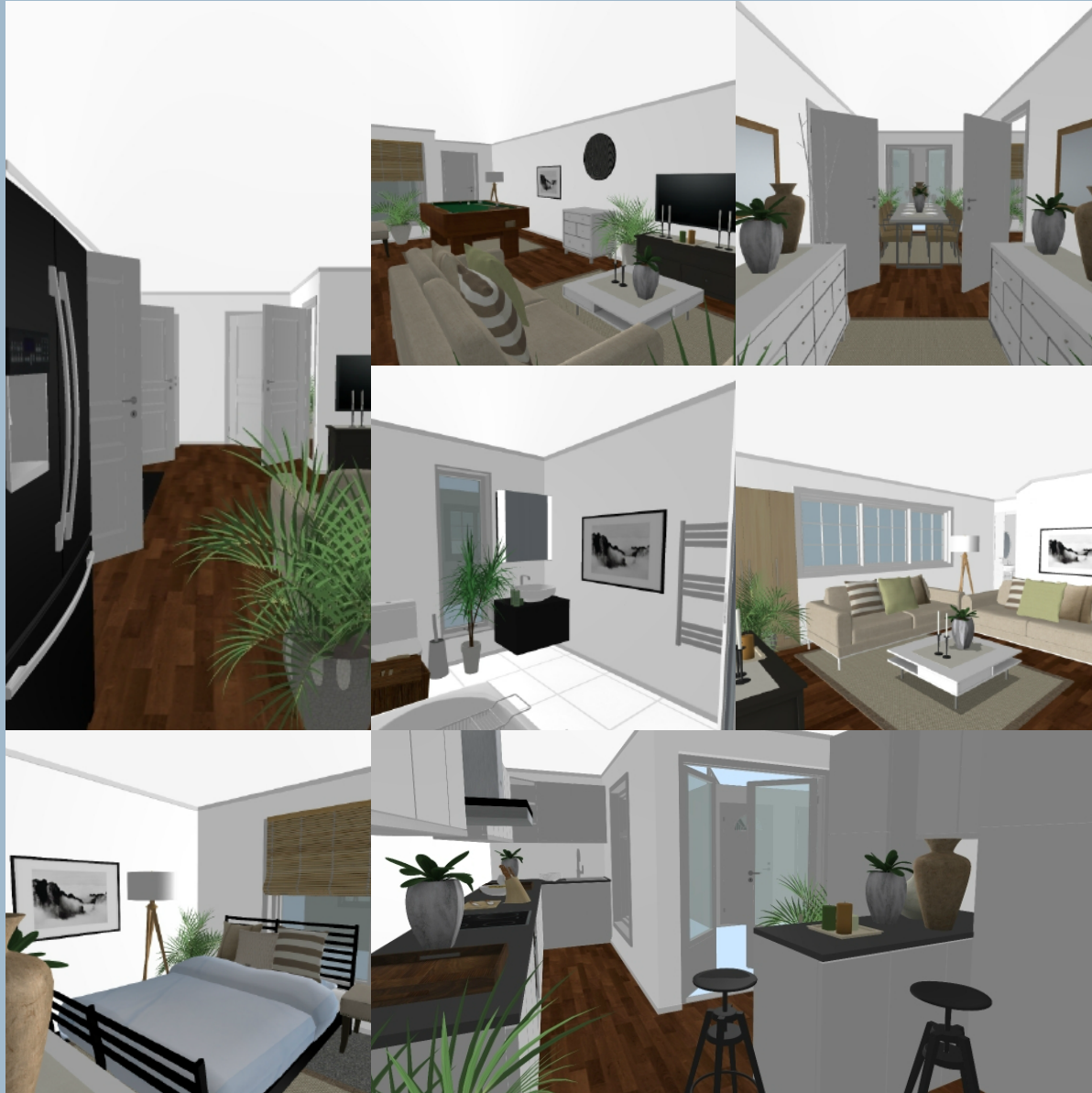
Bedroom 2 - (3.22m x 3.30m) approx. - The room benefits from a fitted storage cupboard and carpets throughout. A decent size UPVC window.

Bedroom 3 - (6.20m x 2.60m) approx. - This extensive bedroom spans the length of the property. With fitted wardrobes and dressing area this bedroom makes an excellent master bedroom; however, this could easily be split into two bedrooms if the requirement for 6 rooms was required.

En-Suite - (3.17m x 1.15m) approx. - Bedroom three benefits from a fully fitted shower room, tiled throughout with a double shower, white pedestal sink and white W/C.

Bedroom 4 - (3.28m x 2.14m) approx. - A good-sized bedroom, would be perfect for a home office or smaller bedroom.

Family Bathroom - (3.30m x 2.06m) approx. - A larger than average family bathroom comprises of white W/C, freestanding sink, bath with electric shower. Heated towel rail and bathroom cabinet. The room benefits from ceramic tiled floors with part tiled walls.



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Property Overview Continued -

EXTERIOR REAR

Property benefits from a rear yard leading through to the rear commercial unit.

134 Lancaster Street -

GROUND FLOOR

A 2,000 sq ft commercial unit with wooden flooring throughout could be used for variety of uses, the potential to convert the ground floor to living accommodation if required could be possible subject to obtaining the necessary planning consents.

FIRST FLOOR

Landing leads through to a lounge, kitchen, bathroom and 5 bedrooms.

Kitchen - (3.04m x 2.54m) approx. - A spacious fully fitted kitchen with integrated double oven, hob and cooker hood. A wide range of wall and base units provides an abundance of storage. A breakfast bar adds additional seating space.

Lounge - (4.42m x 4.17m) approx. - Open plan lounge / dining area with built in storage and gas fire. wooden flooring throughout.

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*Further images are available upon request.

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Property Overview Continued -

Bathroom 1 - (0.89m x 1.50m) approx. - Room comprises of a white pedestal sink and w/c. Tiled walls and wooden flooring throughout.

Bedroom 1 - (3.35m x 2.42m) approx. - Light and spacious room with UPVC window and wooden flooring.

Bedroom 2 - (2.25m x 3.64) approx. - A good-sized room with fitted storage cupboards, UPVC window and wooden flooring.

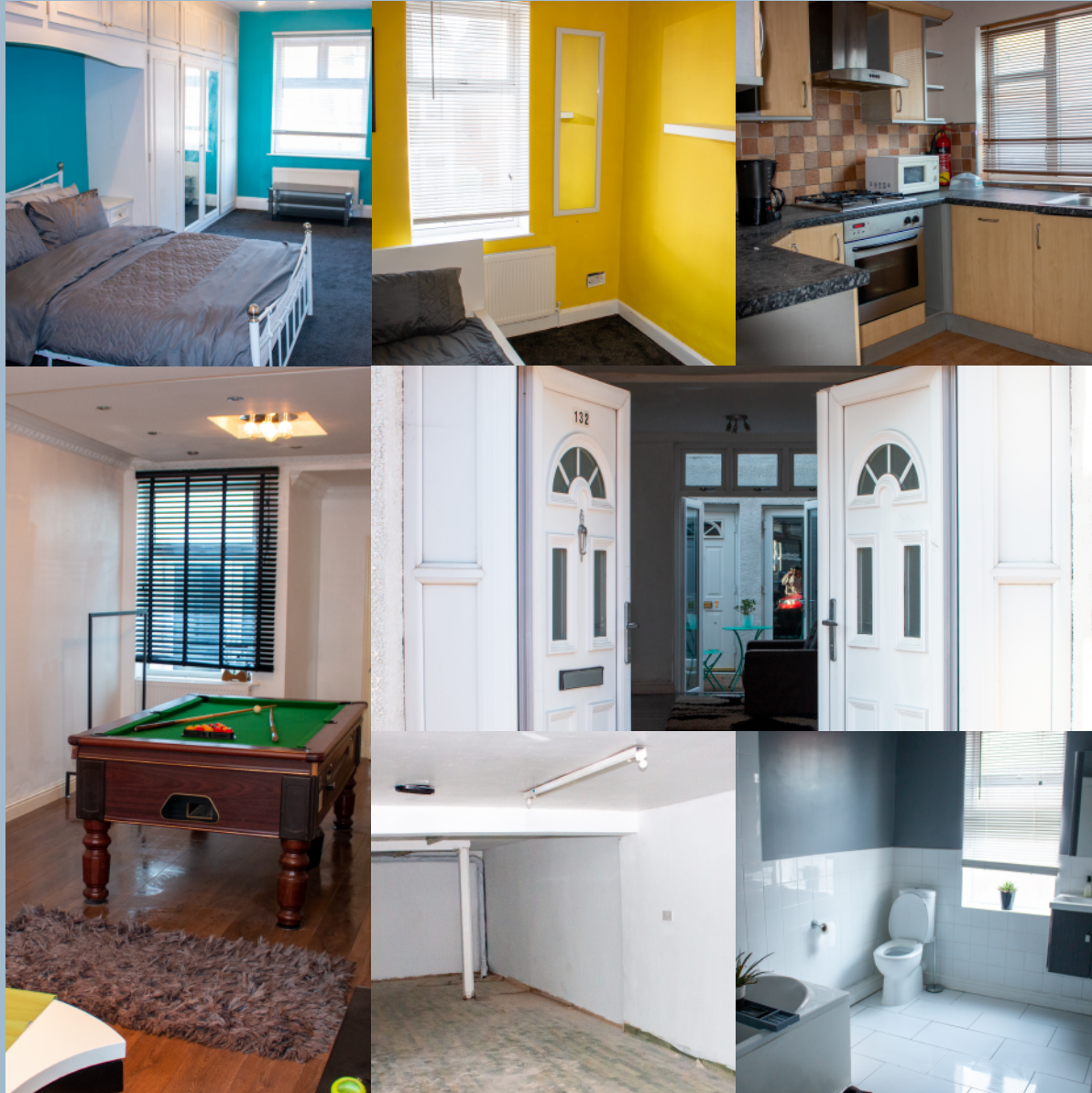
Bedroom 3 - (2.37m x 3.52m) approx. - A good-sized room with fitted storage cupboards, UPVC window and wooden flooring.

Bedroom 4 - (2.64m x 3.39m) approx. - A good-sized room at the rear of the building with UPVC window and wooden flooring.

Bedroom 5 - (2.30m x 3.79m) approx. - A spacious room with fitted storage cupboards, UPVC Window and wooden flooring.

Bathroom 2 - (1.60m x 1.89m) approx. - Fully fitted bathroom with corner bath with shower over. W/C and white pedestal sink.

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Property Overview Continued -

TENURE - Freehold

INCOME - This property has huge development potential, subject to obtaining the necessary planning consents the property could be converted into an HMO, flats or commercial space with accommodation above.

Residential Property. - The property as a 5-bed property as it stands could rent for approximately **£1350 PCM** if you utilised the rooms a 5 bed HMO the rooms have the potential to rent for **£300 - £400 per room** with the achieving income being **in excess of £2000 per month.**

Commercial Unit - The commercial space as it stands could easily achieve a rental income **in excess of £1000 PCM**. The accommodation above as it stands a 5-bedroom flat could achieve **in excess of £1400 PCM** or if split to be utilised as an HMO the rental income could achieve **in excess of £2000 PCM**

This property has huge development potential and must be viewed to appreciate the space available.

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