



**Aylestone Road, Aylestone**  
**£950 pcm**

No Upward Chain

A fantastic opportunity to acquire a commercial property situated in the heart of Aylestone, Leicester. This versatile building comprises a ground-floor commercial shop front with open space to the rear, with kitchenette, wc, communal garden and one parking space.

Property Features:

Ground Floor Commercial Premises

Prominent high street frontage

Suitable for office, retail, or professional services (STP)

Open-plan space with separate office and WC facilities

Separate entrance and good visibility

Approx. 560 sq ft

Rear yard/garden space

Off street parking for one vehicle

Close to local amenities, schools, and transport links

Location:

Located in the popular suburb of Aylestone, just minutes from Leicester city centre, the property enjoys excellent transport links, a strong local customer base, and a mix of residential and commercial activity.

Commercial Space

Kitchen 2.39m x 3.01m

Wc 0.74m x 1.25m

Main room 3.52m x 5.80m

Lobby 1.13m x 2.34m

Reception area 2.51m x 3.63m

Viewings and Directions

Strictly by appointment only through the sole agent Fraser Stretton

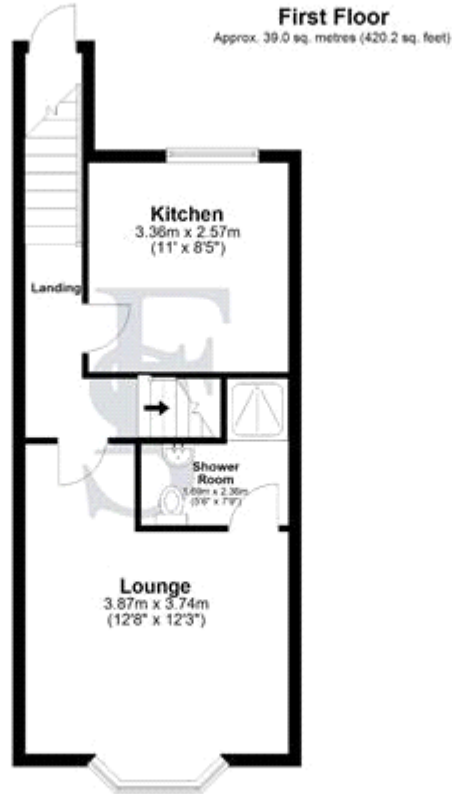
Postcode for Sat Nav: LE2 7QJ

Deposit: £1,096.15

Holding Deposit: £219.23



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Total area: approx. 104.5 sq. metres (1125.2 sq. feet)

