



### Location

The property is located in Syston which is within the district of Charnwood. The town has excellent road links to the A46. Leicester Railway station is approximately 6 miles in distance and the town also has a railway station which provides links to nearby major cities such as Nottingham. The subject property is located on High Street and within close proximity to the busy Syston Town Square shopping centre. It is within close proximity to the junction with Melton Road, which accommodates a number of well established national and local retailers.

### Terms & Rental

There is the opportunity to lease the whole or part of the first floor. The rent will be as follows:

Part: 9,000 per annum

Whole: £16,500 per annum

A new lease to be granted for a term of years to be agreed. A 3 month rent deposit will be required.

### Accommodation

The site consists of office accommodation over ground, first & second floors with the ability for the premises to be split to create two self contained office premises.

Ground & First Floor Office:

61.7 sqm (604 sf)

First & Second Floor Office

107.2 sqm (1,153 sf)

Total Net Internal Area of Whole:

163.2sqm (1,757 sf)

### Planning

Taking in to consideration the previous user, we believe the current planning use would fall under Class E

We would advise all interested parties to make their own enquiries and not solely rely on information we have provided

### Rating Assessments

Rateable value as of 1st April 2023: TBC

Rates payable 2022/23: TBC

We understand an application has been submitted to reflect the split in accommodation.

### Energy Performance

EPC Rating: TBC

### VAT

We understand VAT is not applicable.

### Services

Mains water, electric and gas are available.

### Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease.

### Application & Referencing

All applications will be subject to the relevant checks.

### Viewing

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

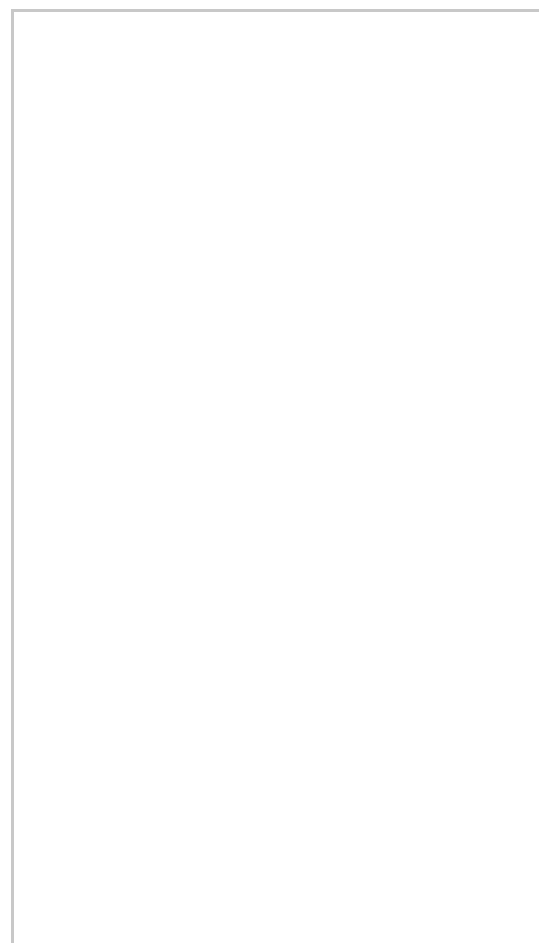
### Agent Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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