



- **Residential Development Opportunity**
- **Part Investment**
- **On Site and Nearby Car Parking**
- **Excellent Road Links**



**£400,000**

**38-40 High Street, Syston, Leicester, LE7 1GP**

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### 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

The property is on the market for offers over £400,000

### Opportunity & Accommodation

The site accommodates two retail units on the ground floor and office accommodation on the majority of the first floor with some facilities on part of the ground floor.

The income generated from the retail units are as follows:

Unit 1:  
Approx. 58 sqm (624 sf)  
Currently generating approx. £10,000 per annum including bills

Unit 2:  
Approx. 30.6 sqm (330 sf)  
Currently generating £7,500 per annum excluding bills.

The upper floor consists of office accommodation over ground, first & second floors with the ability for the premises to be split to create two or three self contained office premises. Alternatively the offices could be converted to residential accommodation subject to the necessary consents.

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:

Offices including Ground Floor Office/Retail: £17,000  
Rates payable 2022/23: TBC

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

Retail Salon: £4,700  
Rates payable: 2022/23: TBC

### Energy Performance

EPC Rating: TBC

### VAT

We understand VAT is not applicable.

### Services

Mains water, electric and gas are available.

### Legal Costs

Each party to pay their own legal costs

### 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.