MATHER JAMIE
01509 233433

84 Broad Street
Syston
Leicester
LE7 1GH

FOR SALE
Guide Price £395,000

Lease renewal agreed. Income: £32,062.50



Walking distance to Syston town centre, which includes a variety of retailers and leisure facilities, with mainline rail links to Leicester and the wider rail network

Industrial Investment

397.16 sq m (4,275 sq ft)

84 Broad Street, Syston, Leicester, LE7 1GH

DESCRIPTION

Industrial unit and two-storey offices with powered roller shutter loading access door, gas fired blower heater, solid concrete floor providing warehouse beneath light steel truss roof with clearance to underside of truss of 3.31m.

The front elevation two-storey offices provide a mixture of private and general offices, with WCs at both ground and first floor.

Externally the property benefits from 4 car parking spaces.

ACCOMMODATION

Total	397.16 sq m	(4,275 sq ft)

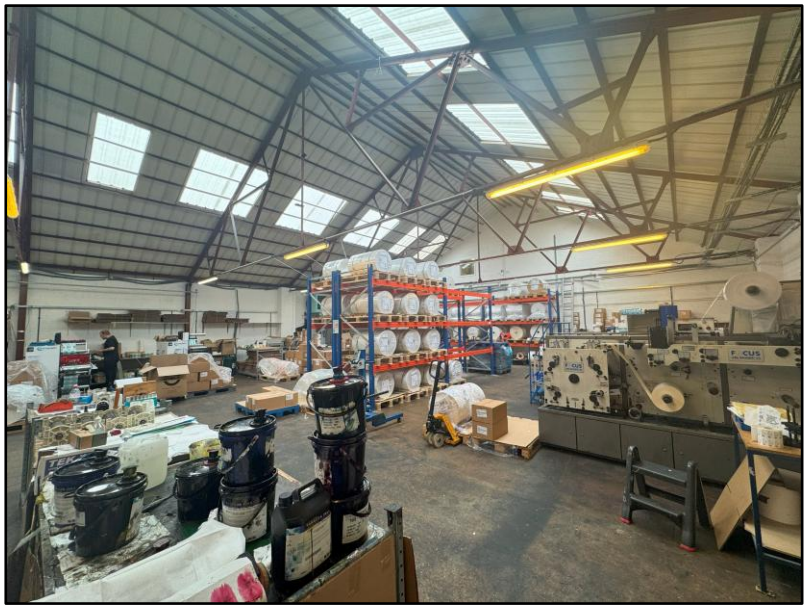
TENURE

The property is available freehold, subject to the lease outlined below:

Let for a term of 5 years, expiring 14 May 2031, at a rent of £32,062 per annum from December 2026. There is a tenant break option on 15 May 2029. Full repairing and insuring terms, subject to a Schedule of Condition.

NB: Copy lease available upon request.





84 Broad Street, Syston, Leicester, LE7 1GH

GUIDE PRICE

£395,000 (three hundred and ninety five thousand pounds) reflecting a low capital value of approximately £92 per sq ft.

VAT

VAT will be charged on the sale price.

BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: £19,250

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 92 within Band D. The EPC is valid until 18 December 2027.

PLANNING

We understand the premises have authorised planning consent under Class B1 / B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



84 Broad Street, Syston, Leicester, LE7 1GH

LOCATION

The subject property fronts Broad Street close to its junction with Broadway and opposite Central Park being located within Syston with superb communications to the A46 Leicester western bypass within approximately 1.2 miles to the west and the A607 Newark Road towards Leicester approximately 1.7 miles to the south.

In addition, the premises are within 0.5 miles of Syston railway station and Syston town centre.

Within walking distance of the property there is a free car park on the junction of Brookside and Chapel Street.

what3words: ///nurses.giving.taking

WIDER PROPERTY OPTION

This property forms part of a block of four independent properties, currently available for sale as a single lot at £1,650,000. Further information can be provided on request.



84 Broad Street, Syston, Leicester, LE7 1GH

CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720

3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

IMPORTANT INFORMATION
All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:
All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations