928 Melton Road

THURMASTON _ LEICESTER _ LE4 8GR

UNIT 20 Britannia Way

THURMASTON _ LEICESTER _ LE4 8JY

Substantial mixed-use investment opportunity

FOR SALE

£925,000

2,073 SQ M (22,313 SQ FT) CIRCA 0.85 ACRES





Investment Summary.

- Freehold For Sale
- Prominently positioned fronting Melton Road at its junction with Britannia Way
- Longer term development opportunities
- Current income: £50,813 per annum
- Increasing to: £56,788 per annum (pending lease renewals)
- Estimated Rental Value: £110,000 per annum following division and refurbishment of Unit 20 Britannia Way
- Low capital value: approximately £41 per sq ft
- Multi-let site incorporating a number of occupiers within self-contained units
- To the front of the site is an open parking area providing a good level of parking to the tenant occupiers and prominence to Melton Road. 928 Melton Road & Unit 20 Britannia Way, Thurmaston
- 928 Melton Road: all existing tenants have either completed or committed to lease renewals with the exception of a new letting to Raani's cafe on in April 2026

Asset Management Opportunities.

- Unit 20 Britannia Way offers an opportunity for refurbishment and potential subdivision into smaller industrial units, which are highly sought-after and in limited supply within the local market. The property could potentially be split into two or three units, or retained as a single occupier unit if required
- Active management and ongoing income generation, providing spread of income across a number of occupiers
- Existing multi-use including industrial, office, gymnasium, banqueting suite and café accommodation

Location.

The subject property is located on Britannia Way in Thurmaston, a large village immediately to the north-east of Leicester.

The site itself is positioned just off the A607 (Melton Road) close to the major junction with the B667 (Thurmaston Retail Park roundabout), providing superb access to the A46 and Leicester ring-roads which offer access to the wider Leicester conurbation.

The location is predominantly and urban and commercial area with retail parks, trade businesses, leisure facilities and residential neighbourhoods. Nearby occupiers include Asda, Costco and Dunelm.

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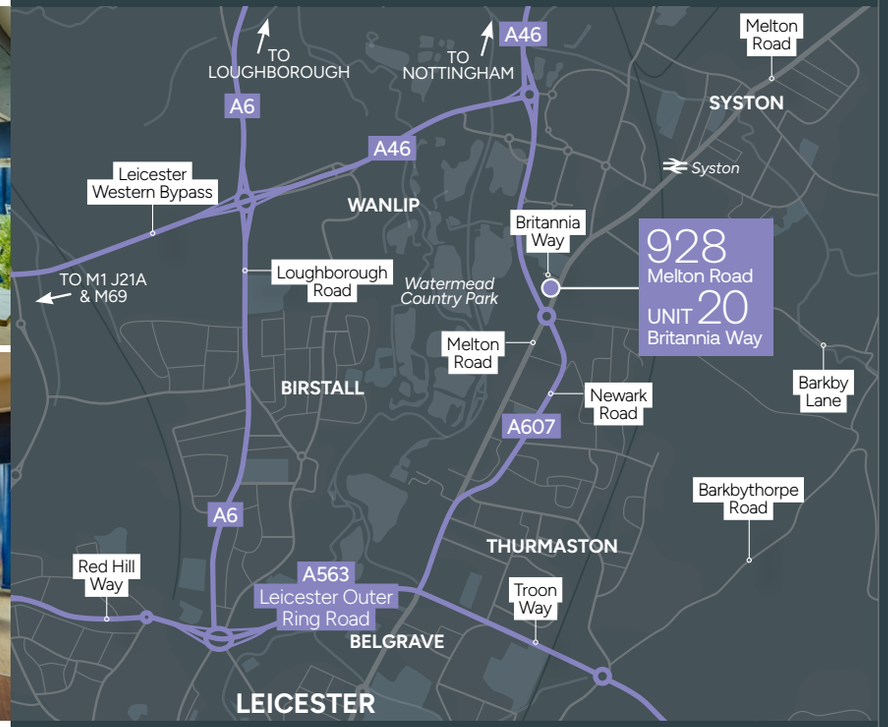
DESTINATION	DISTANCE
Leicester City Centre	Approx 3 miles
Syston Railway Station providing services towards Leicester, Nottingham & Lincoln	Approx 1 mile
M1 Junction 21A	Approx 9 miles











Description.

928 Melton Road

928 Melton Road is a two-storey brick-built building beneath a flat roof incorporating current occupiers including café, office, gymnasium. To the rear is an additional section below a pitched roof currently occupied as a banquet centre and popular entertainment venue.

GROUND FLOOR:

928 (front RHS) – Café
928A (rear) – Banqueting suite
928C (rear RHS) – Fitness suite
928D (front LHS) – Offices

FIRST FLOOR:

Currently occupied as a gymnasium and fitness studio with ancillary accommodation.



Unit 20 Britannia Way.

Unit 20 Britannia Way is to the rear providing a twin-bay factory unit, currently vacant, divisible into three units, offering opportunity for refurbishment, splitting and alteration subject to purchaser requirements.

The unit benefits from 3x loading doors and currently 2x independent entrance doors.

Subject to appropriate consents, the site offers opportunity for division to create two or three sought-after small industrial units.

Alternatively, it offers cost-effective accommodation for a single occupier.

The unit benefits from office, kitchen, WC, workshop, loading area, separate workshop with WC and loading door, accessed from a secure steel palisade fenced yard with additional workshop/factory space and steel roller shutter loading access door.

The property has a pitched cement sheet roof, brick elevations with concrete pillar support and solid concrete flooring throughout, benefiting from:

- **3** loading doors
- **2** yard areas
- **Ancillary office**
- **WC**
- Internal clearance to eaves range from **4m – 5.32m**
- **3** phase power supply
- **Store**

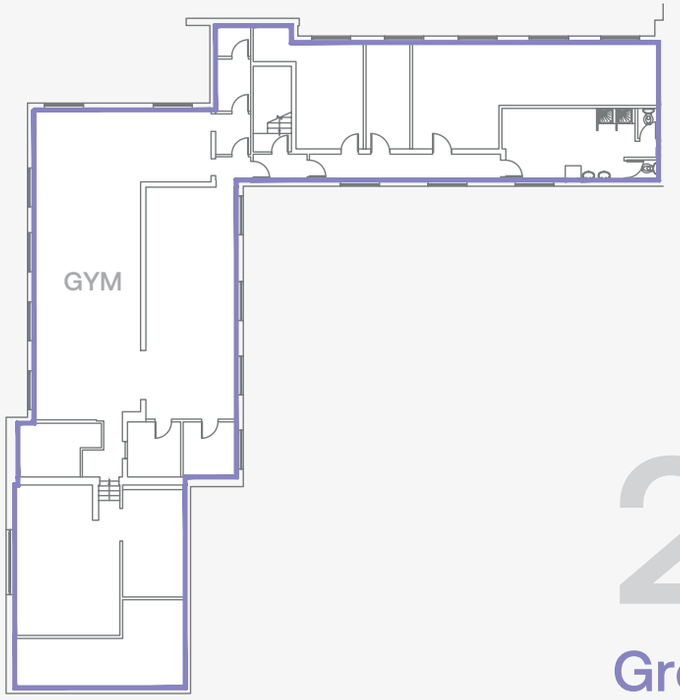
928 Melton Road.

ACCOMMODATION

GROUND FLOOR	SQ FT	SQ M
Shared Reception	292	27.1
928D (LHS offices) - East Goscote Roofing	1,167	108.4
928A (rear) - Mystique Banqueting Suite	7,891	733.1
928 (RHS) - Raanis Café	344	32.0
928C (RHS rear) - Gymnasium/Fitness Suite	1,342	124.7
FIRST FLOOR		
The Gym Hubb (Gymnasium/Fitness Suite)	4,005	372.1
TOTAL GIA	**15,041**	**1,397.4**

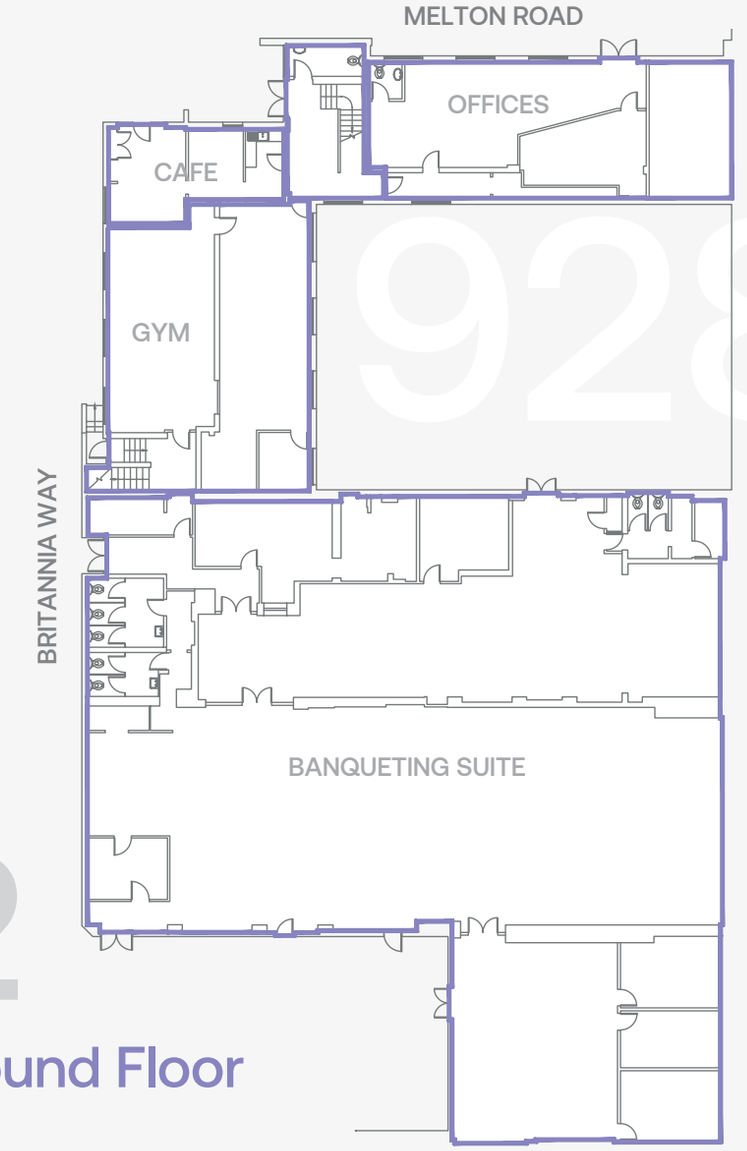
1

First Floor



2

Ground Floor



Unit 20 Britannia Way.

(The Woodlands)

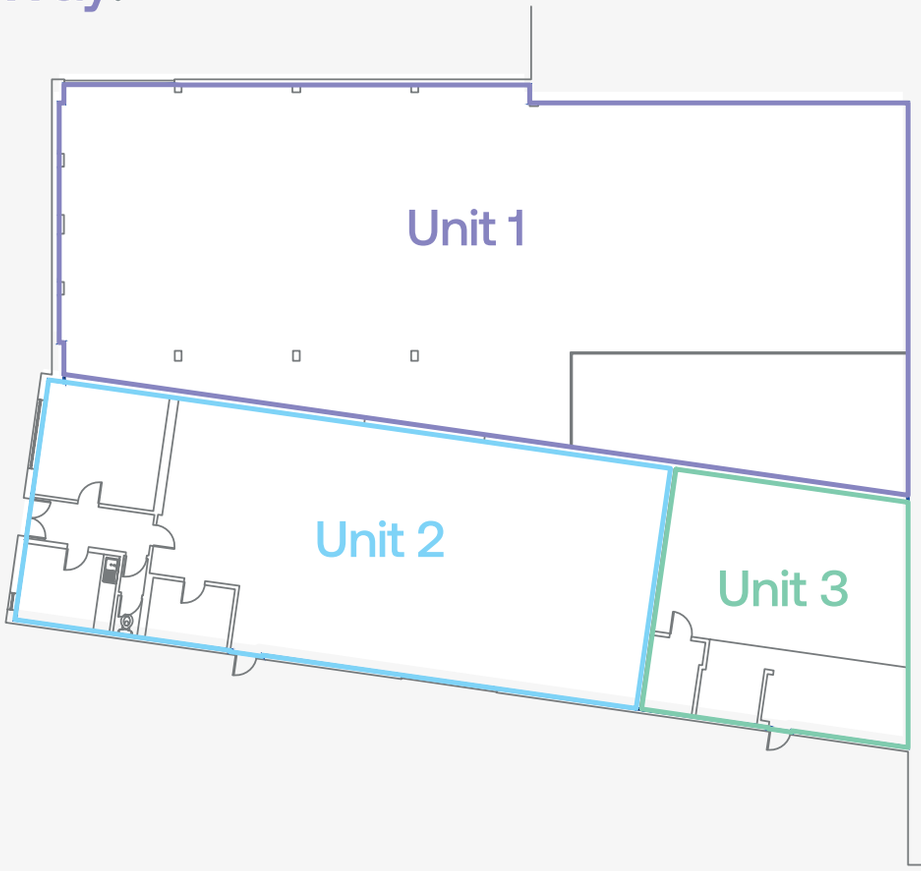
Ready for redevelopment.

ACCOMMODATION

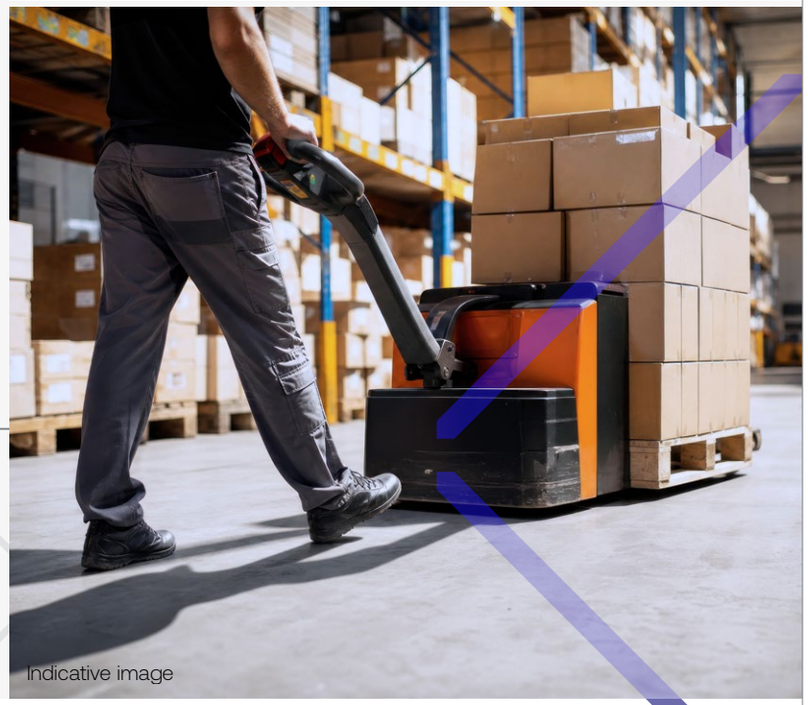
UNIT	SQ FT	SQ M
Unit 1	4,126	383.3
Unit 2	2,169	201.5
Unit 3	876	81.4
TOTAL GIA	7,272	675.6

Building split areas - estimated floor areas based on assumed separation.

Units can be combined:
Industrial accommodation divisible in the future subject to building alteration requirements.







Indicative image

Tenancy Schedule.

PROPERTY	CURRENT RENT/ERV	TERM	REVIEW	BREAK	SQ FT	RENT (PSF)
928 MELTON ROAD					**15,041**	
Raanis Café (928)	£6,500 pa	5-year lease from April 2026.	-	Tenant break April 2029.	344	£18.90
Gymnasium (928C)	£3,600 pa	Holding over.	New 5-year lease under negotiation at £5,975 pa.	-	1,342	£2.68
East Goscote Roofing (928D)	£4,800 pa	Holding over.	New 5-year lease under negotiation at £8,400 pa.	-	1,167	£4.11
Mystique Suite (928A)	£24,000 pa	10-year lease from October 2025.	Rent review October 2030.	Tenant break October 2031.	7,891	£3.40
1st Floor Gym Hub	£11,000 pa	10-year lease from December 2025.	Rent review 25 December 2030.	Tenant break 25 December 2030.	4,005	£2.75
Syston Car Wash (Shed)	£913 pa	Tenancy At Will.	-	-	-	-
Unit 20 BRITANNIA WAY		**VACANT** - potentially suitable for subdivision (as below)			**7,272**	**ERV**
Unit 1	-	-	-	-	4,126	£8.00
Unit 2	-	-	-	-	2,169	£10.00
Unit 3	-	-	-	-	876	£13.75

Opportunity for Rental Growth: these figures demonstrate the significant reversionary potential across the estate.





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Tenure.

The property is available freehold subject to the current tenancies. A detailed tenancy schedule is available on request.

Current annual income approximately £50,813 per annum.

There is an ongoing lease renewal for 928D (ground floor offices) Melton Road and discussions with 928C RHS (gym) Melton Road. In addition, Unit 20 Britannia Way is currently vacant.

We estimate the ERV to be in the region of £110,000 per annum depending on end purchasers' development plans.

Business Rates.

Local Authority: Charnwood
Period: From 1 April 2026

Melton Road	
928A (rear) Mystique Suite	£6,700
928A (rear) Mystique Suite	£16,000
928D (LHS ground floor offices) East Goscote Roofing	£5,500
928 (RHS) Raanis Café	£4,050
928C (RHS rear) Ground Floor Gym	£7,800
928 1st Floor Gym	£8,500
Britannia Way	
Unit 20	£31,250







Price.

£925,000 (nine hundred and twenty five thousand pounds).

This assumes an initial yield of 6% and a reversionary rate of 8.5% assuming 2 years for redevelopment and alteration costs, with a low capital value of approximately £41 per sq ft.

VAT.

VAT will/will not be charged on the sale price.

Legal Costs.

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

EPCs.

The properties have Energy Performance Asset Ratings of:

Melton Road		
928A (Rear) Mystique Suite	C (54)	5.10.35
928D (LHS ground floor offices) East Goscote Roofing	D (86)	22.10.35
928 (RHS) Raanis Café	C (61)	16.9.35
928C (RHS) Ground Floor Gym	E (101)	15.3.32
928 1st Floor Gym	B (38)	5.10.35
Britannia Way		
Unit 20	D (89)	25.10.32

Planning.

We understand the premises have established uses under Classes E and B2 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).



Indicative image



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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. November 2026.

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