

**MATHER
JAMIE**
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97 St Peters Street
Syston
Leicester
LE7 1HL

FOR SALE
Guide Price £450,000

Outstanding rent review with income growth potential

Current Income: £32,930.50 per annum



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

470.74 sq m (5,067 sq ft)

97 St Peters Street, Syston, Leicester, LE7 1HL

DESCRIPTION

End terrace industrial premises beneath pitched light steel truss roof with tarmac loading and car parking area with parking for approximately 6 cars.

The premises provide male and female WC, reception office area, kitchen and canteen area with ceramic tiled floors, electric roller shutter loading access door, internal clearance to eaves of approximately 5.4 meters.

ACCOMMODATION

Total	470.74 sq m	(5,067 sq ft)
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TENURE

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

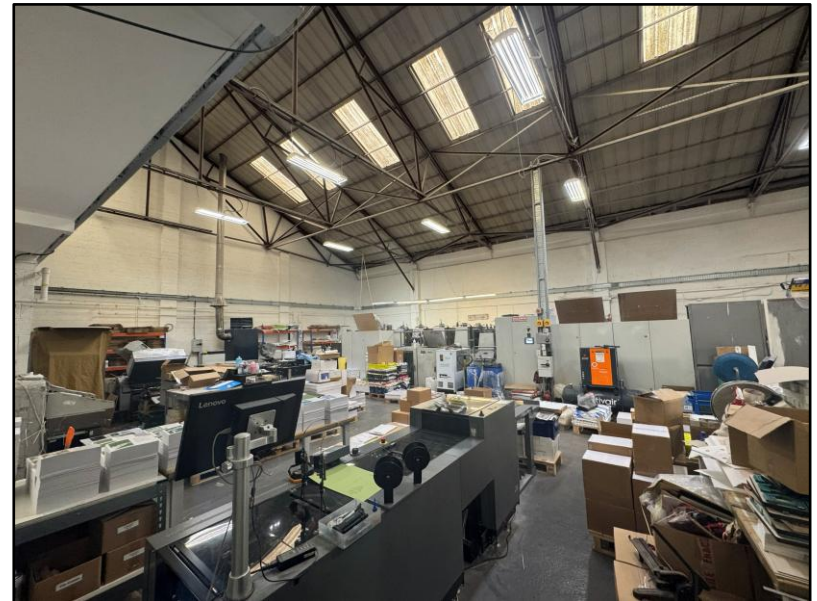
Let for a term of 10 years from 1 June 2018 with rent review 1 June 2024. Current rental £32,935.50 per annum.

NB: Copy lease available upon request.

GUIDE PRICE

£450,000 (four hundred and fifty thousand pounds) representing an approximate yield of 6.87% (allowing for purchasers' costs at 6.5%), and a low capital value of approximately £89 per sq ft.

ERV £40,000 per annum.



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VAT

VAT will be charged on the sale price.

BUSINESS RATES

Local Authority: Charnwood

Period: From 1 April 2026

Rateable Value: Ground & Part 1st Floor - £25,000
Part 1st Floor - £5,200

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 125 within Band E. The EPC is valid until 26 April 2028.

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.




97 St Peters Street, Syston, Leicester, LE7 1HL

LOCATION

The subject property fronts St Peter's 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.

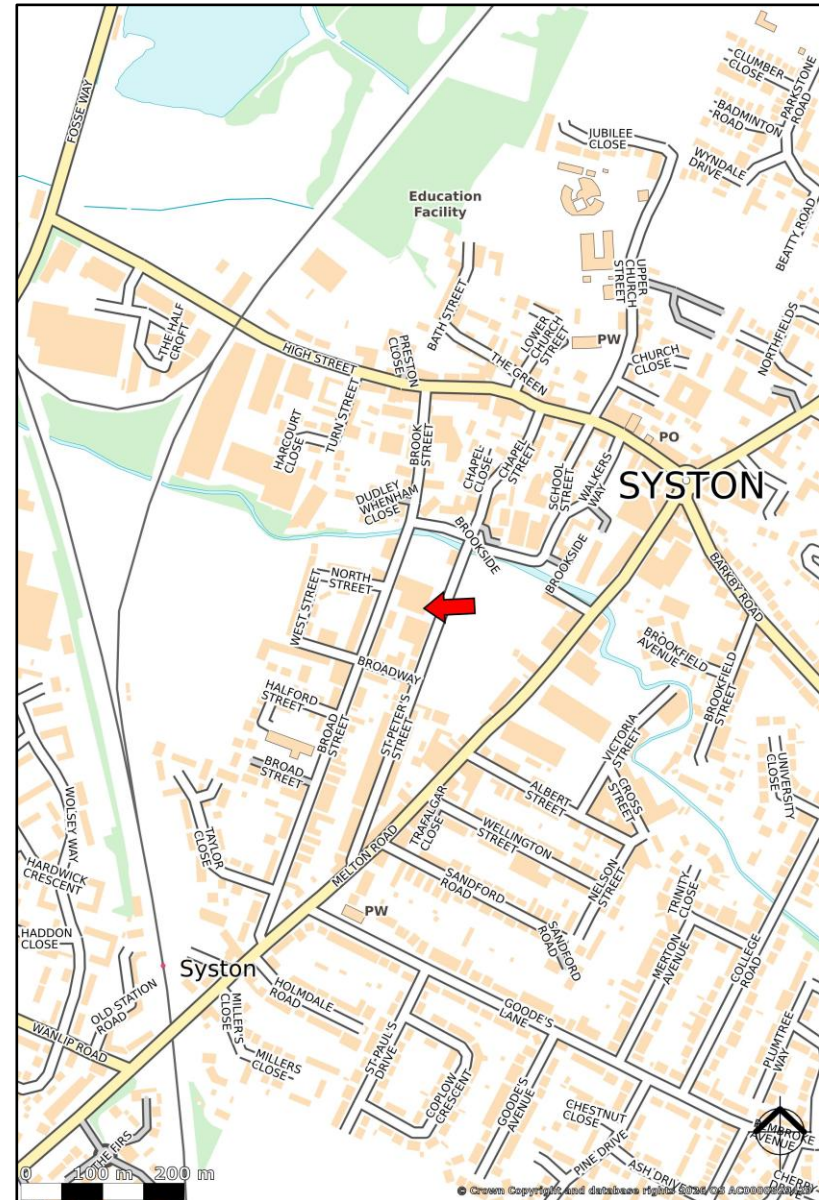
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ANTI-MONEY LAUNDERING POLICY

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).

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.



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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.