

BUSINESS PREMISES TO LET

6 Maiden Street, Syston, Leicester, Leicestershire, LE7 1NQ

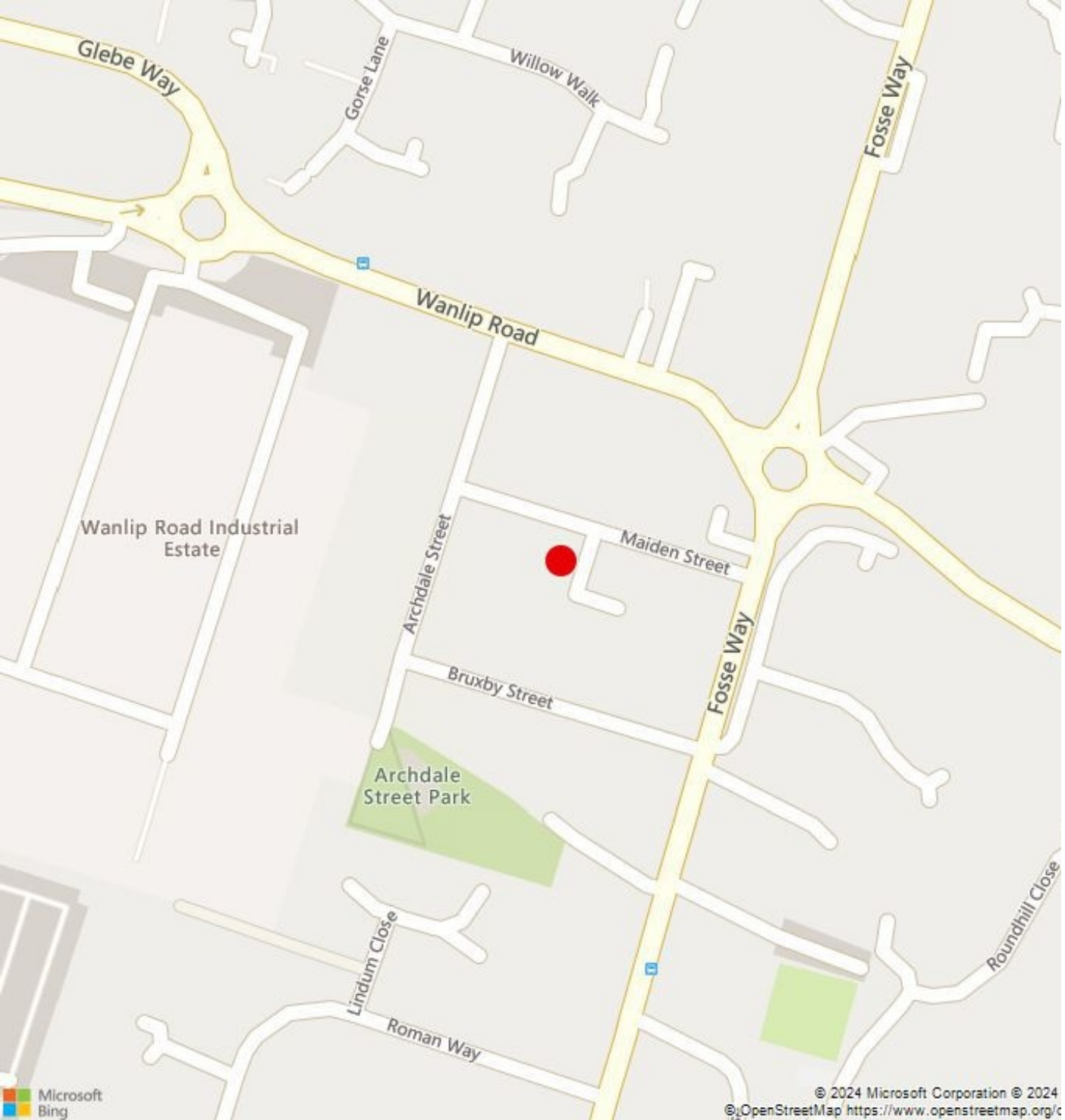


1,268 Sq Ft (117.8 Sq M)

£12,500 per annum exclusive

- ▶ Flexible business premises
- ▶ Secure yard/car park
- ▶ Offices and storage accommodation
- ▶ Additional external storage





LOCATION

The property is situated on Maiden Street, which is a short distance to Syston town centre, approximately 6 miles north of Leicester. Maiden Street provides easy access to the A607 / A46 and the wider road network.

DESCRIPTION

The property comprises 3 detached buildings with external yard / storage space and car parking.

At the front of the site is a single storey brick-built office building which comprises 3 no. offices with w/c and kitchen facilities.

To the rear of the offices are 2no. single storey brick-built stores.

There is ample external space providing storage and car parking.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Office	614	57.04
Store 1	236	21.92
Store 2	412	38.27
Total	1,268	117.8

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £6,800

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

The property has an Energy Rating of E.
The EPC will be valid until 04 February 2035.

RENT

£12,500 per annum exclusive.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

VAT

We understand that VAT is not payable in respect of the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

POSSESSION

The property is available on completion of legal formalities.

PLANNING

We advise all applicants to make their own enquiries with Charnwood Borough Council in respect of their proposed use for the property.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, interested parties will be required to provide 2 forms of ID and proof of source of funds.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

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0116 254 0382



Reg Pollock

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0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.