

**MATHER
JAMIE**
01509 233433

97 & 99 St Peter's Street, Syston, Leics,
LE7 1HL
&
82 & 84 Broad Street, Syston, Leics,
LE7 1GH

FOR SALE
Guide Price £1,800,000



Multi-Let Industrial Investment **1,674.29 sq m (18,022 sq ft)**

DESCRIPTION

The property provides modern, steel portal frame warehouse and industrial accommodation consisting of four back-to-back investments, each with independent leases, services and access yards.

ACCOMMODATION

97 St Peter's Street	470.74 sq m	(5,067 sq ft)
99 St Peter's Street	433.67 sq m	(4,668 sq ft)
82 Broad Street	372.72 sq m	(4,012 sq ft)
84 Broad Street	397.16 sq m	(4,275 sq ft)
Total	1,674.29 sq m	(18,022 sq ft)

NB: Floor areas have been provided by the Vendor.

PRICE

Guide Price **£1,800,000 (one million eight hundred thousand pounds)**, representing a low capital value of approximately £100 per sq ft.

VAT

VAT will be charged on the sale price.



TENURE

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

97 St Peter's Street:

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

99 St Peter's Street:

Let for a term of 5 years from 27 November 2022 with forthcoming rent review 27 November 2025. Current rental £32,209 per annum.

82 Broad Street:

Available To Let. ERV £35,000 per annum.

84 Broad Street:

Let for a term of 9 years from 18 December 2017. Current rental £27,787.50 per annum.

Current total rent £92,932 per annum.

Total ERV £127,932 per annum.

NB: Copy leases available upon request.

BUSINESS RATES

Local Authority: Charnwood

Period: 2025/2026

Rateable Value: 97 St Peter's Street

Ground & Part 1st Floor - £18,000

Part 1st Floor - £4,200

99 St Peter Street - **TBC**

82 Broad Street - **TBC**

84 Broad Street - £10,500

82 Broad Street



84 Broad Street



LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATES (EPCs)

The properties have Energy Performance Asset Rating as follows:

97 St Peter's Street: 125 within Band E

99 St Peter's Street: 117 within Band E

82 Broad Street: Expired

84 Broad Street: 92 within Band D

There is currently no Energy Performance Certificate for 82 Broad Street, however an EPC rating assessment has been requested.

PLANNING

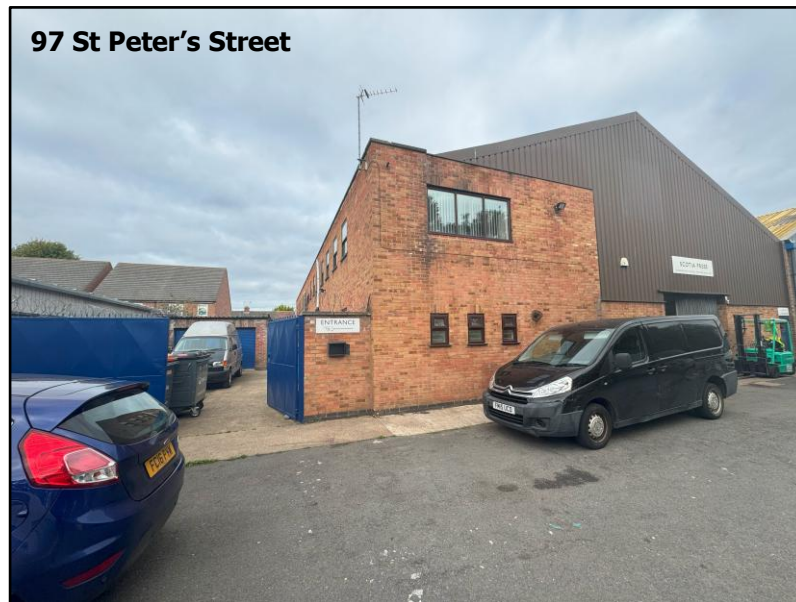
We understand the premises have authorised planning consent under Class B1/B8 of the Town and Country Planning (Use Classes) Order 1987.

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).

97 St Peter's Street

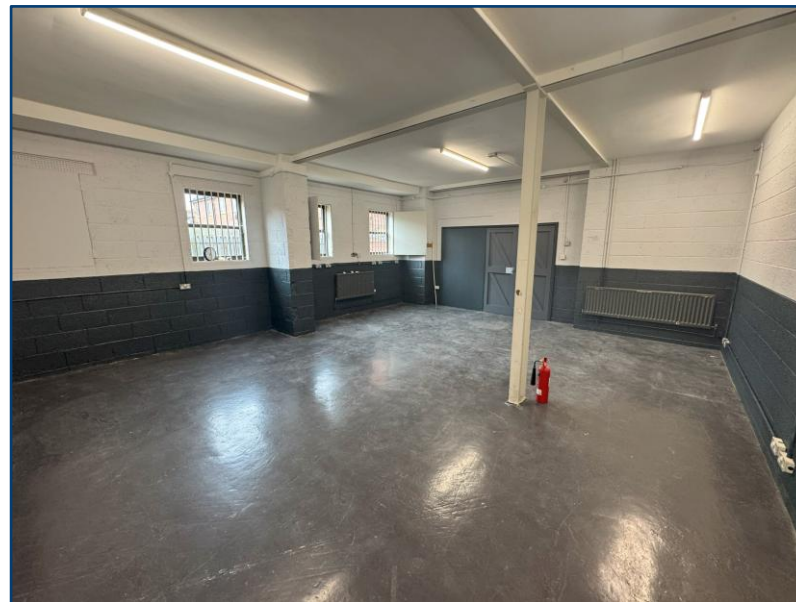


99 St Peter's Street



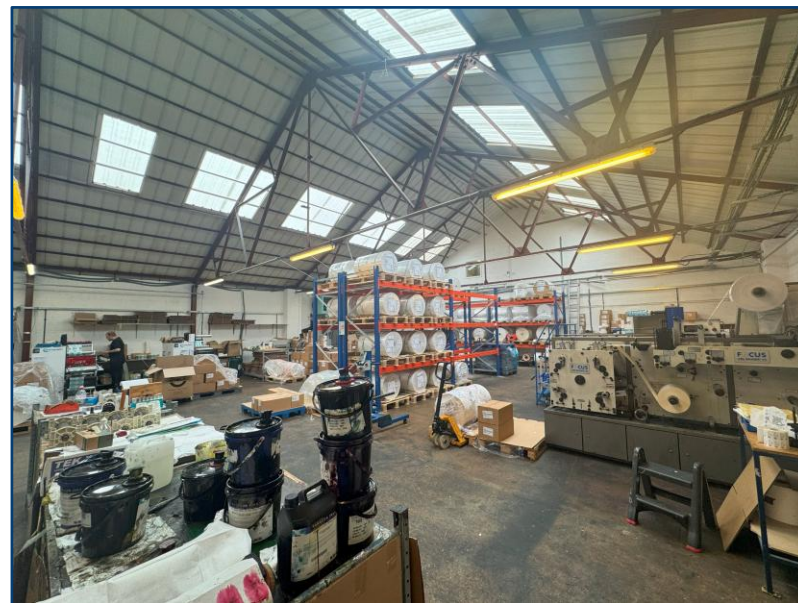
97 & 99 St Peter's Street, Syston, Leics, LE7 1HL & 82 & 84 Broad Street, Syston, Leics, LE7 1GH

82 Broad Street



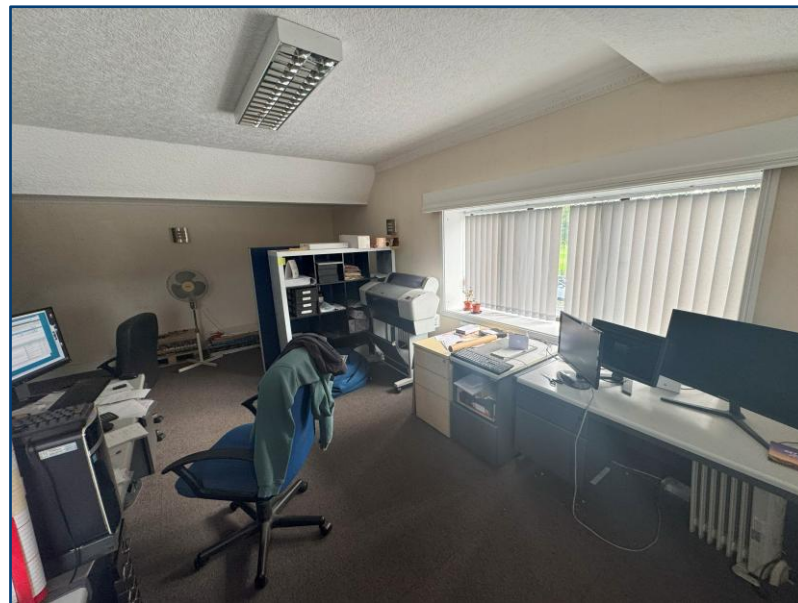
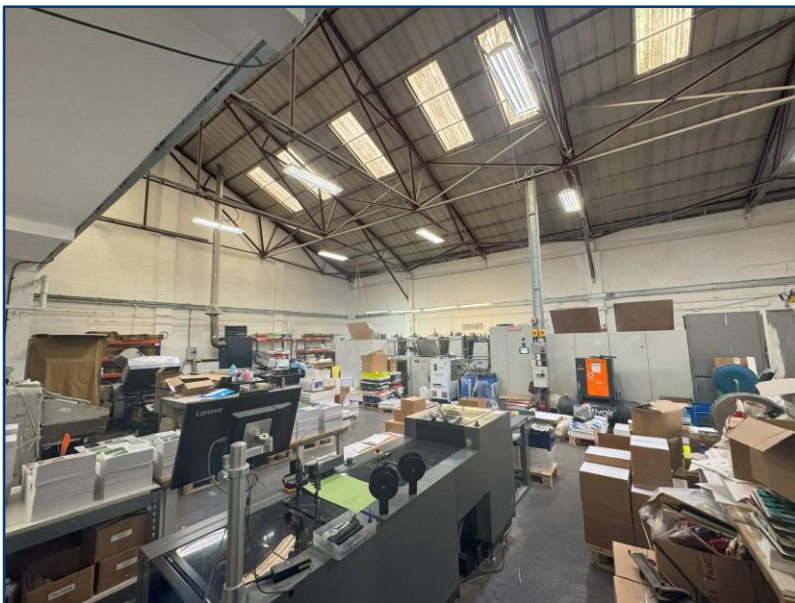
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84 Broad Street



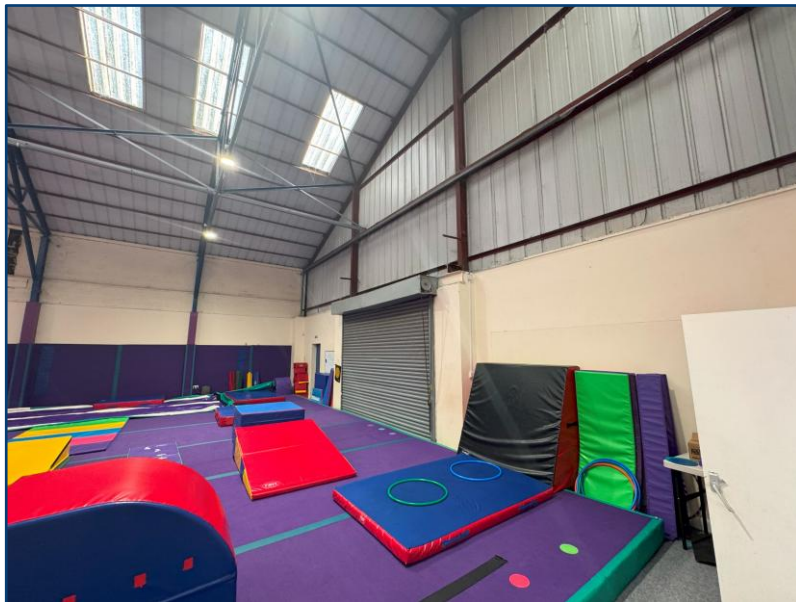
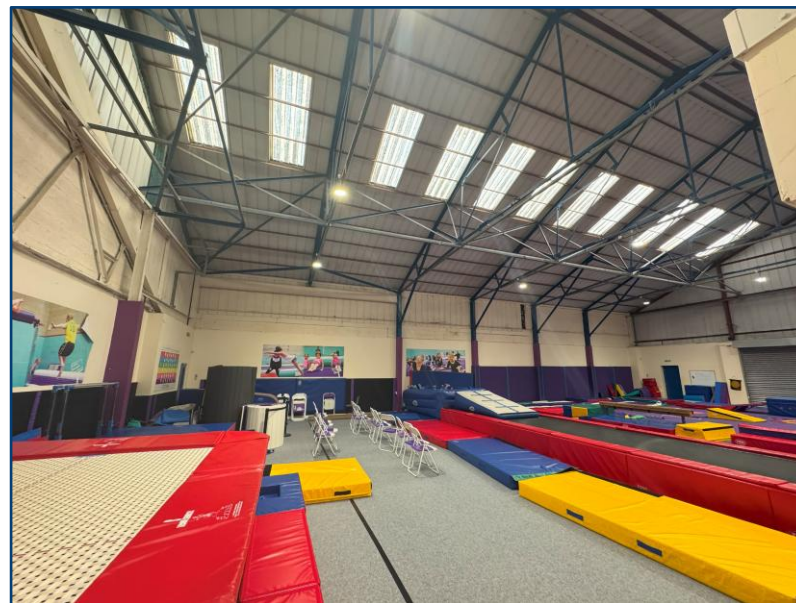
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97 St Peter's Street

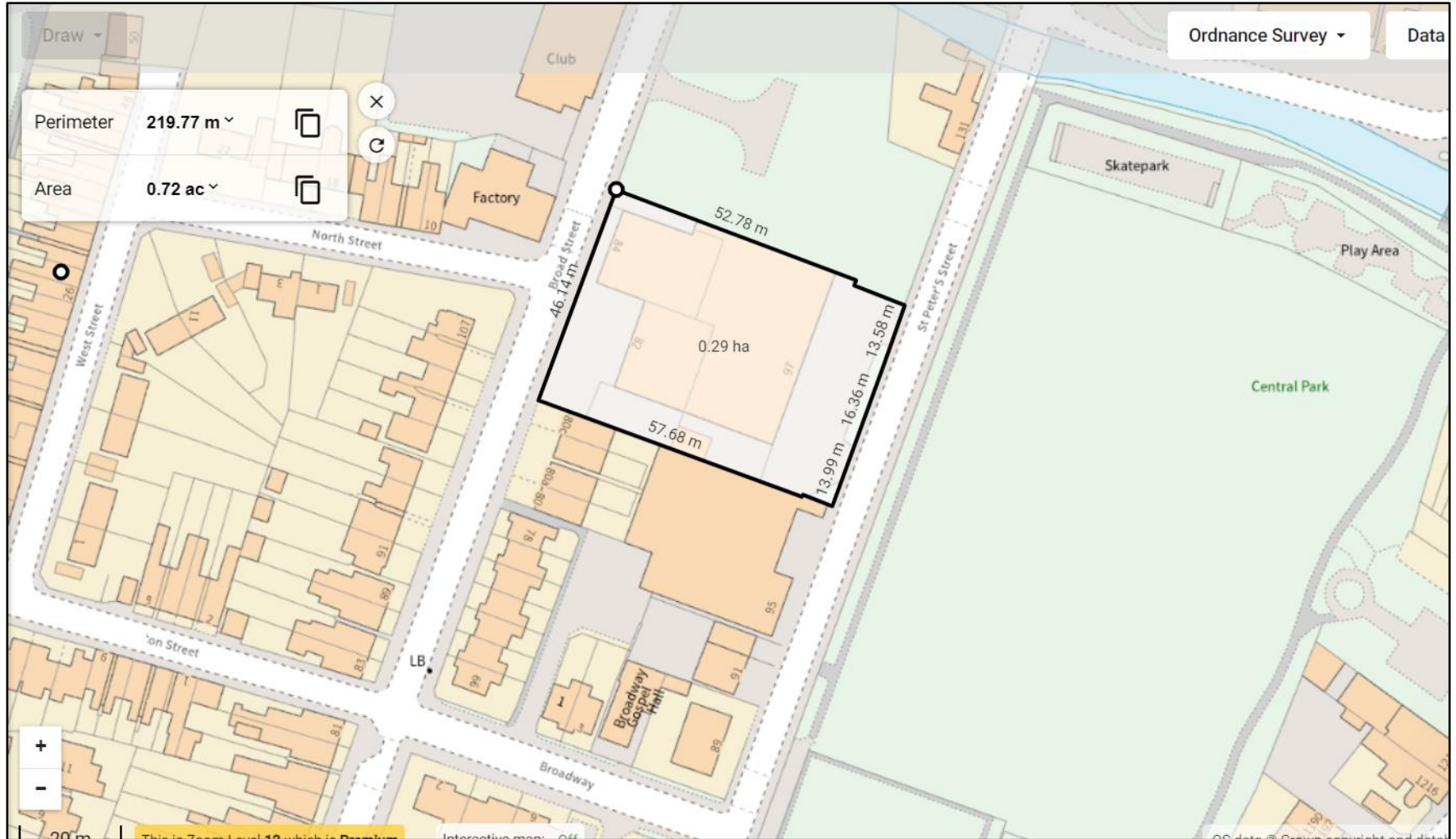


97 & 99 St Peter's Street, Syston, Leics, LE7 1HL & 82 & 84 Broad Street, Syston, Leics, LE7 1GH

99 St Peter's Street



97 & 99 St Peter's Street, Syston, Leics, LE7 1HL & 82 & 84 Broad Street, Syston, Leics, LE7 1GH

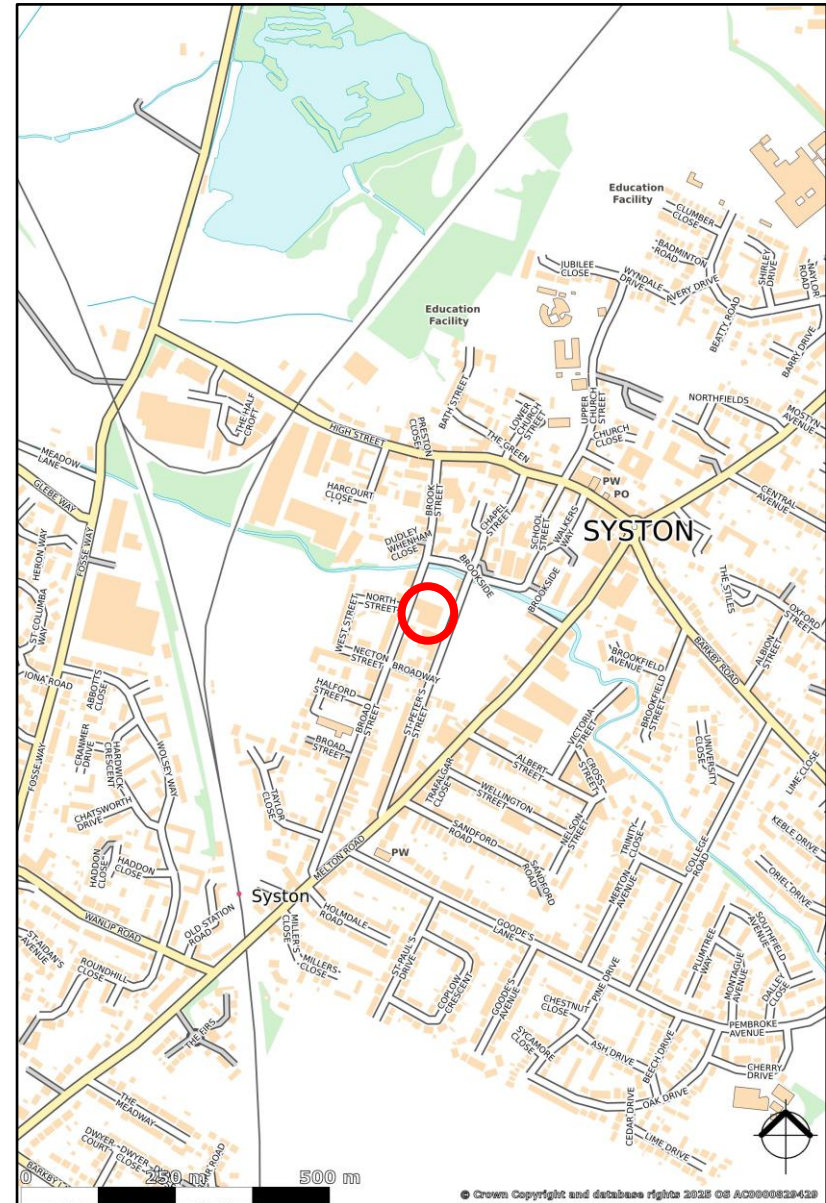


LOCATION

The subject property consists of four industrial warehouse premises located within Syston, fronting Broad Street and St Peter's Street, 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.

 **what3words:** ///kings.sake.giving



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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