

**MATHER
JAMIE**
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82 Broad Street
Syston
Leicester
LE7 1GJ

FOR SALE
Guide Price **£410,000**

**Letting agreed on ground floor
Further income available from first floor letting**

**Current income: £22,305
New Income Potential: £9,500
Total Potential Income: £31,805**



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

372.67 sq m (4,012 sq ft)

82 Broad Street, Syston, Leicester, LE7 1GJ

DESCRIPTION

Refurbished warehouse unit with two-storey offices benefiting from a substantial side yard providing secure parking or additional external storage.

The warehouse has solid concrete flooring beneath a light steel truss roof with clearance to eaves of 5.38m and powered roller shutter loading access door.

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

ACCOMMODATION

Ground Floor		
Workshop	204.54 sq m	(2,202 sq ft)
Office	55.72 sq m	(600 sq ft)
Total	260.26 sq m	(2,802 sq ft)
First Floor		
Offices	96.35 sq m	(1,037 sq ft)
Reception	16.06 sq m	(173 sq ft)
Total	112.41 sq m	(1,210 sq ft)
Total GIA	372.67 sq m	(4,012 sq ft)



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TENURE

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

Ground Floor: Let on a term of 5 years at a rent of £22,305 per annum. Copy of lease available on request.

First Floor: Available to let on terms to be agreed at of £9,500pa, plus contribution to maintenance of the exterior of the building based on a floor area percentage.

GUIDE PRICE

£410,000 (four hundred and ten thousand pounds) representing an approximate yield of 7.28% (assuming purchasers' costs of 6.5%) and a low capital value of approximately £102 per sq ft.

VAT

VAT will be charged on the sale price.

BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: To be re-assessed

LEGAL COSTS

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



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 108 within Band E. The EPC is valid until 4 July 2024.

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.



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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 ½ mile 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:**  reap.these.factor

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