

**MATHER
JAMIE**
01509 233433

**10-12 Archdale Street
Syston
Leics
LE7 1NA**

FOR SALE
£400,000

10 Archdale Street



Warehouse Premises

434.24 sq m (4,674 sq ft)

10-12 Archdale Street, Syston, Leics, LE7 1NA

DESCRIPTION

Two detached workshop / warehouse premises within a self-contained secure site.

10 Archdale Street provides ground and first floor offices to the front elevation, male and female WCs, kitchen, warehouse / production area with up-and-over loading door. Internal eaves height 2.8m and gas blower heating to the warehouse.

12 Archdale Street has an internal eaves height of 2.53m plus male and female WCs,

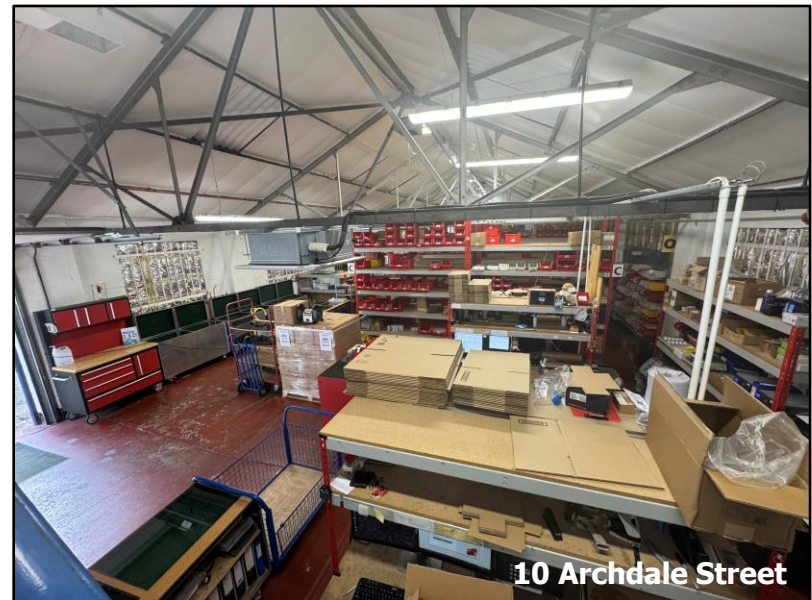
Each unit has separate meters and 3-phase power supply.

ACCOMMODATION

10 Archdale Street		
Ground Floor	250.10 sq m	(2,692 sq ft)
First Floor	16.79 sq m	(181 sq ft)
Total	266.89 sq m	(2,873 sq ft)
12 Archdale Street		
Workshop	167.35 sq m	(1,801 sq ft)
Total GIA	434.24 sq m	(4,674 sq ft)
Site Area	0.19 acres	

TENURE

The property is available freehold with vacant possession.



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PRICE

£400,000 (four hundred thousand pounds).

VAT

VAT will not be charged on the sale price.

BUSINESS RATES

Local Authority: Charnwood

Period: 2025/2026

Rateable Value: £15,750

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class 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).



10 Archdale Street



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12 Archdale Street



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LOCATION

The subject property is located on Archdale Street within the village of Syston, offering good communication to the A46 Leicester western bypass.

 **what3words:** ///squad.misty.frozen



CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720

Matt Egglenton BSc (Hons)
matt.egglenton@matherjamie.co.uk
07751 752280



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

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