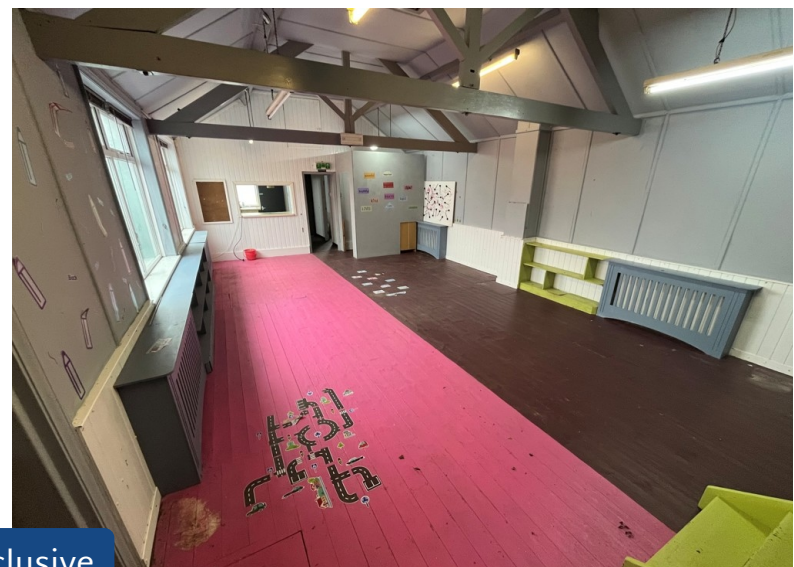


BUSINESS PREMISES TO LET

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



876 Sq Ft (81.38 Sq M)

£8,750 per annum exclusive

- ▶ Available immediately
- ▶ Suitable for a variety of uses (subject to Planning)
- ▶ Easy access to the A607 & A46
- ▶ New lease available

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 a former community hall, which has previously been used a warehouse/storage unit. The property benefits from w/c and kitchen facilities and otherwise provides open plan business space.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Unit	876	81.38
Total	876	81.38

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

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £1,550

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 D.

POSSESSION

The property is available immediately following completion of legal formalities.

PLANNING

We are advised that the premises currently have consent for uses under Use Class B8 (storage and distribution). Consent was granted under Planning Application P/20/0127/2 for a Change of Use to B1(a) (Offices).

Alternative uses will be considered (Subject to Planning) and we advise all applicants to make their own enquiries with the Local Authority.

TENURE

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

RENT

£8,750 per annum exclusive

VAT

VAT will not be payable in respect of rents.

LEGAL COSTS

Each party will bear their own legal costs associated with this transaction.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock
wjs@apbleicester.co.uk
0116 254 0382



Reg Pollock
rp@apbleicester.co.uk
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.