



READINGS

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£230,000

1124 Melton Road, Syston, Leicestershire, LE7 2HA

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Readings Property Group are pleased to bring to market the opportunity to purchase a long term investment in a popular location within Syston. The Property is let on a 25 year lease from 1st November 2018 at a current rental of £12,000 per annum subject to 3 yearly rent reviews. There is a rent review due in November which gives the opportunity for a significant uplift in rent.

Location

The property is located in Syston which is within the district of Charnwood. The town has excellent road links to the A46. Leicester Railway station is approximately 6 miles in distance and the town also has a railway station which provides links to nearby major cities such as Nottingham. The property is located on Melton Road, a busy retail thoroughfare through Syston. Nearby occupiers include Tesco, Aldi, Costa Coffee, Greggs etc.

Description

The Property comprises of a ground and first floor currently occupied by an Indian Restaurant. The ground floor includes a bar area, seating and kitchen. The first floor includes further seating, storage and WC facilities. There is a temporary building in the yard for additional storage.

Accommodation

Based on a Net Internal Area, the measurements are as follows:

Ground Floor Restaurant
54.4 sqm (585 sqft)

First Floor
54.0 sqm (581 sqft)

Terms

The property is being offered at offers over £230,000

Rating

Rateable value £8,400
Rates payable 2025/26: £TBC

Prospective purchasers are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

TBC

VAT

We understand VAT is not applicable.

Services

Mains water, gas and electric are available.

Legal Costs

Each party to bear their own legal costs

Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Agent Notes

CONSUMER PROTECTION LEGISLATION - These details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition) and ISVA code of measuring practice.