



Sinclair

'Parkside House', 10a & 12a Swan Street, Sileby, Leicestershire, LE12
7NW

Guide Price £175,000

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Property at a glance

- Council Tax Band*: • Price: £175,000

Overview

A two storey office building offered part let/part vacant.

The main building (Parkside House) offers office space over two floors and contained four let office spaces along with communal reception/seating areas, toilets and two kitchens.

The adjacent building (10A Swan Street) comprised of a self-contained office space with two offices, shower room and kitchenette.

A total of 224 sqm/2410sqft of office space along with reception areas, kitchen and toilets.

Outside is a small yard area and a timber store which is let on an informal basis.

Parkside House - four fully let office units with a combined income of £1200 per calendar month/£14,400 per annum.

Location**

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 miles). Nearest Motorway Access: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Detailed Accommodation

Property Details

Office

Property Description:

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A total of 224 sqm/2410sqft of office space along with reception areas, kitchen and toilets.

Outside is a small yard area and a timber store which is let on an informal basis.

Parkside House - four fully let office units with a combined income of £1200 per calendar month/£14,400 per annum.

Timber Store - let at £50 per calendar month/£600 per annum.

10A Swan Street - offered vacant but with estimated rental value of £5,000 per annum, based on comparable evidence. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

Estimated income once fully let is £20,000 per annum.

Sileby is a well service village with a good range of amenities, excellent transport links and the train station is a two minute walk away.

A ready made investment opportunity.

Parkside House

Ground Floor:

Communal hallway with stairs off, communal kitchen, Ladies and Gents WCs/shower room, office suite one - 36 sqm and office suite two - 52 Sqm

First Floor

Communal reception/seating area, communal kitchen, office suite three - sqm, office suite four - 13 sqm

10A Swan Street

Self-contained Office Suite with two offices, kitchenette and shower room. Total of 60 sqm.

Outside

Access via a path way next to 12 Swan Street leads to a yard area with Steel fire escape and enclosed area with timber store.

Construction Material

Broadband:

Standard - 17 mbps and Superfast - 58 mbps available

Mobile Phone Coverage

O2, EE and Vodafone available

Draft Sales Details

These sales details are awaiting vendor approval.

Tenure:

Freehold. Part let/part vacant.

Utilities Information

Heating Supply: Double Glazing

Electric Supply: Mains Supply

Water Supply: Mains Supply

Sewerage Arrangements: Mains Supply

Parking Arrangements

On Street

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyers Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 812777



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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

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