



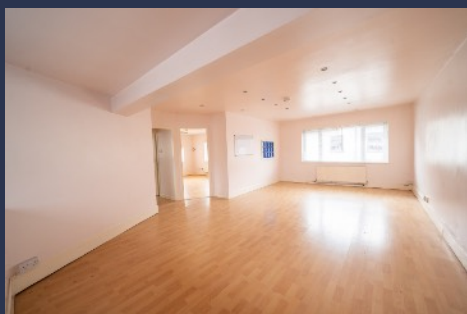
WELDON HOMES

YOUR TRULY INDEPENDENT ESTATE AGENT



Prominent High Street  
Retail Unit and  
First Floor Apartment

TO LET  
£1,500 pcm  
The Green, Syston



**Location**

This prime commercial property is situated in the heart of Syston, a vibrant town within the district of Charnwood. Positioned on High Street, the unit benefits from excellent visibility and foot traffic, being just a short walk from the bustling Syston Town Square Shopping Centre. The property is conveniently located near the junction with Melton Road, a key thoroughfare that hosts a variety of well-established national and local retailers, enhancing the area's commercial appeal. Syston offers a blend of residential and commercial environments, ensuring a steady flow of potential customers and clients.



**Accommodation**

The commercial unit offers a versatile space suitable for a range of business uses, featuring both retail and office areas. On the ground floor, you will find a spacious retail/office area complemented by a small storage room and a WC, providing all the essential facilities for your business operations.

The first floor comprises a one-bedroom apartment, ideal for owner-occupiers or as an additional work space. The apartment includes a bathroom, a fitted kitchen, comfortable lounge area and large bedroom.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Rateable Value**

The rateable value of the property is £8,700. This figure is used by the local council to calculate the business rates bill, but it is not the amount paid in rent or business rates. For more information on how the rateable value impacts your business rates, please refer to your local council's guidelines.

This commercial unit offers an excellent opportunity for businesses looking to establish themselves in a thriving area with strong community ties and significant commercial activity. Contact us today to arrange a viewing and secure this prime property for your business needs.

CONTACT US NOW

sales@weldonhomes.co.uk

07720 311451

www.weldonhomes.co.uk

**DID YOU  
HEAR...?  
WE WON!**



**BRITISH  
PROPERTY  
AWARDS**

**2024**



**GOLD WINNER**

**ESTATE AGENT  
IN WIGSTON**

