

# PROPERTY INVESTMENT PORTFOLIO

SYSTON . HINCKLEY . PETERBOROUGH .

with various industrial & residential assets

**INNES ENGLAND**   
MAKE A GREAT DECISION



## SYSTON, LEICESTERSHIRE.

### Location

Syston is a relatively large and busy satellite area of Leicester, some 6 miles north of the city centre. Whilst a significant residential dormitory area, it also exhibits a thriving high street and a large industrial base.

Syston has excellent communication links, both to Leicester City via the A46 Melton Road and situated at the junction of the A46 northern perimeter ring road, facilitating access to the M1 at J21a.

The properties are all situated within close proximity to one another at the intersection of High Street and Brook Street, a few hundred yards from the main shopping core.



### 89-91 High Street, Syston

A pair of 2-bed semi-detached properties constructed in brick under a pitched tile roof incorporating double glazed windows. Internally, the properties are attractively arranged, with a garden to the rear and forecourt parking.



### 93a and 93b High Street, Syston

An attractive self-contained residential property that has been divided between the ground and first floor to provide independent 2-bed flats.



## SYSTON, LEICESTERSHIRE.

### Units 1 & 2 Brook Street, Syston

Two self-contained industrial / warehouse units situated off Brook Street within a courtyard. The units are constructed in brickwork under an insulated flat deck roof supported on steel beams. Each unit provides a degree of office accommodation, together with WCs and kitchen facilities. The industrial areas provide clear unencumbered accommodation, with a concrete floor throughout and loading facilitated by means of a roller shutter door leading out onto the central yard.

Accommodation	Sq Ft	Sq M
Unit 1 - Approximate Gross Internal Area	3,666	340.58
Unit 2 - Approximate Gross Internal Area	3,900	362.32



### 4 Brook Street, Syston

A fully self-contained two-storey brick built office property, under a pitched tile roof. The accommodation internally is divided at both ground and first floor level to provide a number of open plan and more cellular areas, all fitted out for office purposes. There is on site car parking to the rear of the unit.

#### Accommodation

The premises have an approximate net internal floor area of 1,486 sq ft (138.05 sq m).



## HINCKLEY, LEICESTERSHIRE.

### Mulberry Way, Hinckley

#### Location

The property is situated on Mulberry Way that lies off Outlands Drive, approximately 2 miles northeast of Hinckley town centre and close to Wykin Park. The A47 nearby facilitates access to the A5 and the M69 motorway at J1.

#### Description

A 3-bed detached residential property built in attractive facing brickwork under a pitched tile roof with double glazed windows and adjacent garage of similar construction. There is a private garden to the rear of the house.





## PETERBOROUGH, CAMBRIDGESHIRE.

### 5 Oban Drive, Peterborough

#### Location

Oban Drive is located to the east of Peterborough within a quiet and peaceful residential area, 5 minutes drive to Ferry Meadows and 10 minutes drive to the city centre and the train station. There are good bus links into the city centre and the property lies within a few minutes drive of the A1.

#### Description

An attractive 3-bed inner terrace property, constructed in brickwork under a pitched tile roof with double glazed windows. There is forecourt parking in front of the house, together with a garden to the rear.



## PETERBOROUGH, CAMBRIDGESHIRE.

### Cubitt Way, Peterborough

#### Location

Cubitt Way lies directly off Oundle Road, approximately 1.5 miles from Peterborough city centre. There is good accessibility via Oundle Road to the A1 at Nene Parkway, and a regular bus service into the city centre.

#### Description

A series of self-contained apartments situated within this striking residential development that was constructed in approximately 2009. Each flat provides an attractive mix of 2 and 3-bed accommodation.



#### Tenure

The apartments are held separately on individual leases that are granted for a term of 999 years from 1st January 2005 at a passing rent of £250 per annum. Each apartment is currently let occupationally in accordance with the Tenancy Schedule included with this brochure.

#### Service Charge

There is a service charge levied by the landlord to recover expenditure on the development from individual tenants on a proportionate basis.

#### Government's Developer Remediation Contract

Jelson Limited, as the original developer, are signatories to the Government's Developer Remediation Contract and, as such, accepts responsibility for works necessary to address any critical fire safety defects in buildings over 11 metres, following the government's publication of an amended Code of Practice. These investigations and associated works are ongoing presently, but full disclosure will be provided as part of the due diligence process.



## Tenancy Schedule

### Commercial

Unit	Tenant	Area (Sq Ft)	Rent (PA)	Rent (PSF)	Lease Start	Lease Expiry	Review / Break	Repairs
Unit 1, 8 Brook Street, Syston	Carbon Fabrications (Leicester) Limited	3,666	£20,000.00	£5.46	17.08.23	16.08.29	17.08.26	Fully repairing
Unit 2, 6 Brook Street, Syston	XPON Wireless Limited	3,900	£20,427.00	£5.24	Tenancy at Will in place, pending the grant of a 6 year fully repairing lease, break and review at the 3rd			
4 Brook Street, Syston	Detector Alarms Limited	1,486	£12,500.00	£8.41	01.10.19	30.09.25	01.10.22 - review outstanding	Fully repairing
<b>Total</b>		<b>9,052</b>	<b>£52,927.00</b>					

### Residential

Address	Property Description	Rent PCM	Rent PA	Tenure / Tenancy	Commencement of Tenancy
15 Mulberry Way, Hinckley, LE10 0WJ	3 bed	£935.00	£11,220.00	periodic	03/09/2021
89 High Street, Syston, LE7 1GQ	2 bed semi	£850.00	£10,200.00	Assured Shorthold Tenancy	23/02/2024
91 High Street, Syston, LE7 1GQ	2 bed semi	£735.00	£8,820.00	periodic	01/01/2017
93A High Street, Syston, LE7 1GQ	2 bed flat (ground floor)	£650.00	£7,800.00	periodic	25/01/2012
93B High Street, Syston, LE7 1GQ	2 bed flat (first floor)	£655.00	£7,860.00	periodic	28/12/2021
1 Cubitt Way, Peterborough, PE2 9NF	2 bed flat	£815.00	£9,780.00	periodic	14/01/2023
10 Cubitt Way, Peterborough, PE2 9NF	2 bed flat	£835.00	£10,020.00	periodic	06/06/2023
19 Cubitt Way, Peterborough, PE2 9NF	3 bed flat	£855.00	£10,260.00	periodic	03/11/2017
29 Cubitt Way, Peterborough, PE2 9NF	3 bed flat	£815.00	£9,780.00	periodic	02/09/2016
45 Cubitt Way, Peterborough, PE2 9NF	2 bed flat	£895.00	£10,740.00	periodic	07/02/2024
49 Cubitt Way, Peterborough, PE2 9NF	2 bed flat	£950.00	£11,400.00	periodic	28/01/2024
107 Cubitt Way, Peterborough, PE2 9NF	2 bed flat	£865.00	£10,380.00	periodic	29/12/2022
5 Oban Drive, Peterborough, PE2 6TA	3 bed semi	£995.00	£11,940.00	periodic	20/06/2023
<b>Total</b>		<b>£10,850.00</b>	<b>£130,200.00</b>		

## Covenant Information

### Units 1 & 2 Brook Street and 4 Brook Street, Syston

Carbon Fabrications (Leicester) Limited (07107019)			
Manufacture of other fabricated metal products & metal structures.			
	31/12/2020	31/12/2021	31/12/2022
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£24,676	£94,951	£148,492

Xpon Wireless Limited (08542752)			
Offers an innovative range of connectivity services, with a key focus on hybrid wireless fibre.			
	31/05/2020	31/05/2021	31/05/2022
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	-£375	-£6,294	-£5,702

Detector Alarms Limited (04758930)			
Service and install fire extinguishers, fire alarms, CCTV security cameras and supply fire safety equipment.			
	31/03/2021	28/02/2022	31/12/2022
Turnover	-	-	£978,371
Pre-Tax Profit	-	-	£120,711
Total Net Worth	£133,277	-£28,194	£79,847



# SYSTON. HINCKLEY. PETERBOROUGH.

## VAT

The industrial properties are elected for VAT, though this element of the transaction is likely to be treated as a Transfer of a Going Concern (TOGC), provided HMRC requirements are satisfied. The residential element will not attract VAT.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## PROPOSAL.

- The investment is offered for sale at £2,750,000.
- The investment is held in a Special Purpose Vehicle (SPV) company, set up solely to hold the freehold interest in the property.
- The investment is for sale by way of purchase of 100% of the share capital in the SPV. Full details on the SPV will be provided upon receipt of a satisfactory offer.

## Contact

For more information please contact:

### Peter Doleman

0116 255 5455

[pdoleman@innes-england.com](mailto:pdoleman@innes-england.com)

### Ben Robinson

07949 528 332

[brobinson@innes-england.com](mailto:brobinson@innes-england.com)

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