

DRAFT



TO LET

Ground Floor Retail Unit

35.67 m² (384 ft²)

**Unit 11 Town Square Shopping Centre
Syston
LE7 1GZ**



LOCATION

The subject property is located in Syston, a commuter town approximately 5 miles north of Leicester. The property is situated in the popular retail development Town Square Shopping Centre in central Syston.

Other occupiers in the include Barclays Bank, Co-Op, Post Office and a number of other national and local occupiers of a variety of uses.

The property's location is shown on the plan within these particulars.

DESCRIPTION

The property provides an attractive ground floor retail space on a corner pitch within Syston Town Square Shopping Centre. The property benefits from suspended ceilings with spot lighting, electric storage heaters and laminate flooring.

ACCOMMODATION

Ground Floor Retail 35.67 m² (384 ft²)

Total Net Internal Area 35.67 m² (384 ft²)

TENURE

The property is available on a new lease, terms to be agreed.

RENT

£7,950 (seven thousand nine hundred and fifty pounds) per annum exclusive.

SERVICE CHARGE

There is a service charge payable quarterly of £272.04 plus VAT which covers maintenance of the common areas.

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2018/2019
Rateable Value: £7,100

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be charged on the rent.

PLANNING

We understand the premises have authorised planning consent under Class A1 of the Town and Country Planning (Use Classes) Order 1987.

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EPC to follow

Town Square entrance off High Street



Pay and display car park off Walkers Way



Town Square entrance off Melton Road



Alternative entrance off Melton Road





MATHER JAMIE

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.