

### **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 m<sup>2</sup> (384 ft<sup>2</sup>)

## **Total Net Internal**

Area 35.67 m<sup>2</sup> (384 ft<sup>2</sup>)

#### **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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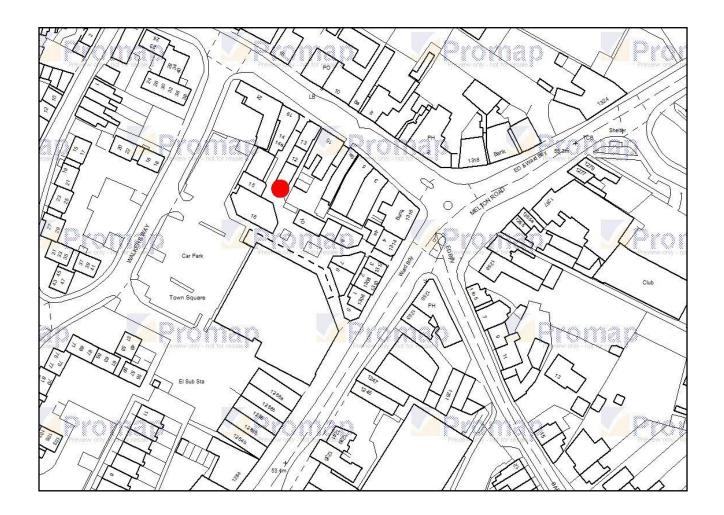
EPC to follow











# **MATHER JAMIE**

# **Chartered Surveyors**

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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:

- 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.
- 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.
- 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.