

On the Instruction of Barclays Bank

TO LET

SYSTON – 1316 Melton Road, Leicestershire, LE7 2HD



Location

The premises are located within the heart of Syston town centre, approximately 7 miles north-east of Leicester City Centre. The property occupies a prominent corner position on the roundabout. Nearby occupiers include **Greggs, Subway, Wilko, Oxfam** and many independents.

Description

The property is arranged over ground, first and basement levels with parking to the rear.

Accommodation

Ground Floor	106.46 sq m	1,146 sq ft
Basement	23.97 sq m	258 sq ft
First Floor	93.65 sq m	1,008 sq ft
Total	224.08 sq m	2412 sq ft

Viewing

By appointment via this office:

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The property has 3 car parking spaces to the rear.

Tenure

The premises are available by way of an assignment of the existing lease expiring 3rd July 2028. There is a tenant break option on 7th July 2023.

Alternatively, the premises are available by way of a sub-lease until July 2023.

Passing Rent

£17,000 per annum exclusive.

Rates

We understand that the current Rateable Value is £12,250 and the Rates Payable are £6,014 per annum. The UBR for 2018/2019 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.



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