



FOR SALE

Price on application

11 VICTORIA STREET
SYSTON | LE7 2LE

- Industrial Premises with Two Storey Office Accommodation
- Air Conditioning
- Suspended Ceilings
- Double Glazing

LOCATION

The Property is located approximately 6.6 Miles from Leicester City Centre. Syston is conveniently located next to the Western Bypass (A46) which serves to connect the Property with the M1 Motorway and the A46.

DESCRIPTION

The Property is an industrial premises with car park/yard area with additional parking opposite plus a separate self-contained workshop building, plus a secondary secure car park/compound opposite. The main warehouse and office building is constructed of a mix of two-storey office accommodation and single-storey production space. Additional offices have been constructed within the ground floor area and parts of the original warehouse have been modified to form enclosed print rooms with suspended ceilings and air-conditioning.

Two Self Contained Industrial Units with additional storage compound 11614 Sq Ft (1079 Sq M)

ACCOMMODATION

This Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice 6th Edition. Warehouse and Offices 934 Sq. M (10,054 Sq. Ft) 1st Floor Office 112 Sq. M (1,205 Sq. Ft) Secondary Building 33 Sq. M (355 Sq. Ft) Total GIA = 1,079 Sq. M (11,614 Sq. Ft)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £31,000. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

EPC

11 Victoria Street has an EPC rating of C-75.

TERMS

Property to be sold with vacant possession. Wells McFarlane Limited are advised that the Property is opted for tax and therefore VAT is applicable to the purchase price.

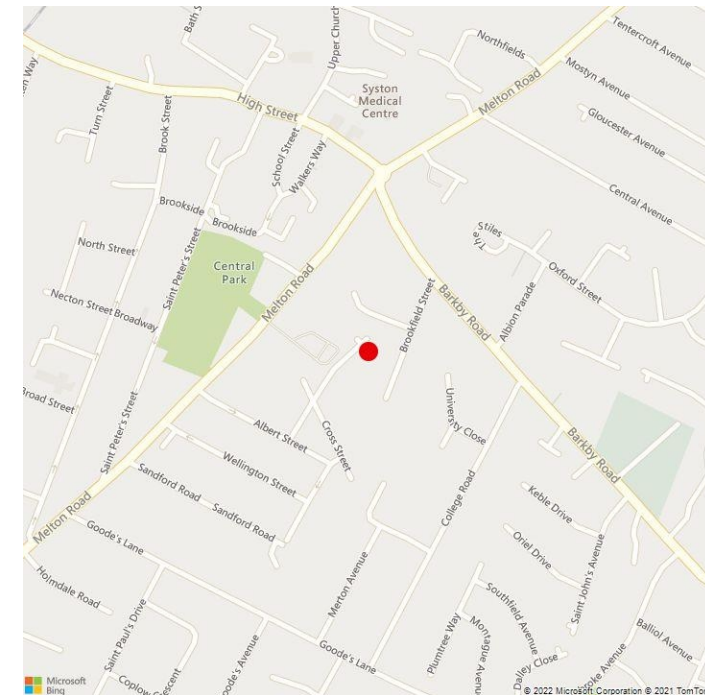
LEGAL COSTS

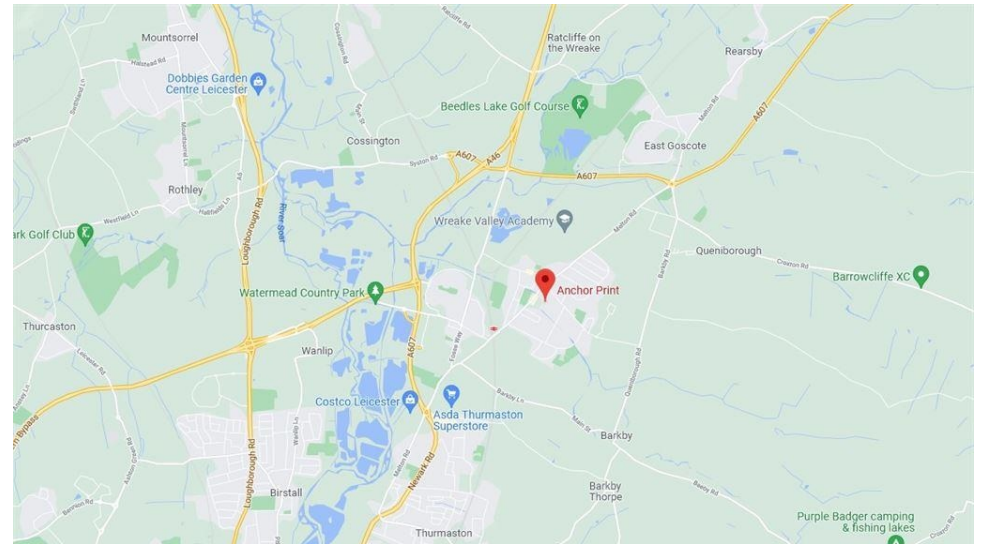
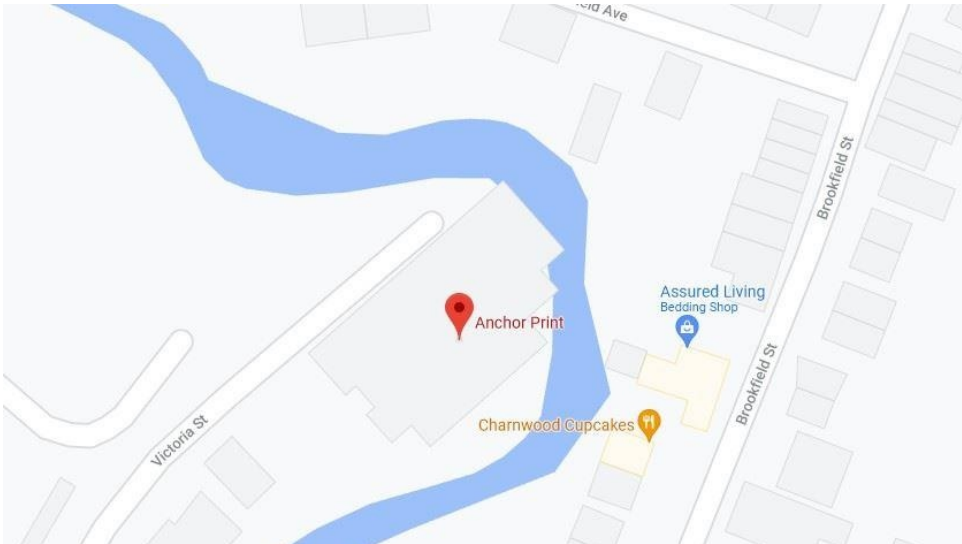
Each party to bear their own legal costs in

preparation of the Sale.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith and are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

