

**Lot 27, Brookbridge Court, 1189 Melton Road, Syston, Leicester,
LE7 2JT**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail/Studio Parade Investment	
<ul style="list-style-type: none">Retail/Studio parade comprising 6 units, each with separate accessTenants include a beauty treatment training academy, a beauty salon and a barberApprox. 271.92 sq m (2,922 sq ft)Includes 2 vacant unitsBusy location in popular Leicester suburb - adjacent to 50 space free town centre car parkNearby occupiers include Tesco Superstore, Aldi, Iceland, Specsavers, Banking Hub and CardfactoryVAT free investment	
Lot 27	Auction 10th July 2025
Rent £24,360 per Annum Exclusive Plus Units 2 and 3 Offered Vacant	
Sector High Street Retail	Status Available
On Behalf of a Real Estate Investment Trust	Auction Venue Live Streamed Auction

Location	
Miles	5 miles north east of Leicester, 18 miles south of Nottingham
Roads	A46, A607,
Rail	Syston Railway Station
Air	East Midlands Airport

Situation	
Syston is a popular suburb 5 miles north east of Leicester. The property is situated on the south side of Melton Road, the primary retailing thoroughfare providing direct access from Syston to Leicester. The property is located adjacent to local bus services and Melton Road Car Park which offers municipal parking. Nearby occupiers include Tesco Superstore, Aldi, Iceland, Specsavers, Banking Hub and Cardfactory.	

Tenure	
Freehold.	

Description	
The property comprises a retail/studio parade providing 6 units arranged over the ground and first floors.	
VAT	
VAT is not applicable to this lot.	

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Unit 1	Ground First	Retail Ancillary	32.70 27.20	(351) (292)	INDIVIDUAL t/a Man Made Gentleman's Barbers	5 years from 01/02/2025 (1)	£10,000	-
Unit 2	Ground First	Retail Ancillary	37.30 25.70	(401) (276)	VACANT			
Unit 3	Ground	Retail	34.50	(371)	VACANT			
Unit 4	Ground	Retail	37.70	(405)	INDIVIDUAL t/a Pamper Room	5 years from 01/07/2023 (2)	£4,680	31/12/2025 (2)
Unit 5 Unit 6	First First	Office Office	39.05 37.77	(420) (406)	INDIVIDUAL t/a Elev8ate Aesthetics and Training Academy	5 years from 01/12/2023 (3)	£9,680	31/12/2025 (3)
Total			271.92	(2,922)			£24,360	

- (1) The lease provides for a tenant option to determine on 01/02/2028.
 (2) The lease provides for a tenant option to determine on 31/12/2025. The rent review is geared to RPI.
 (3) The lease provides for a tenant option to determine on 01/12/2025. The rent review is geared to RPI.
 (4) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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