

Lot 30, 3 High Street, Syston, Leicester,
Leicestershire LE7 1GP

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail/Leisure Investment

- Let to a micropub until November 2028 t/a Pharamacie Arms
- Approx. 260.33 sq m (2,801 sq ft) over ground and first floors
- 2023 rent review not actioned and remains outstanding
- Nearby occupiers include Costa, B&M Savers, The Food Warehouse and a mix of independent pubs, retailers and cafes

Lot

30

Auction

18th September 2025

Rent

£19,000 per Annum Exclusive

Status

Available

Sector

High Street Retail, Leisure, Public House

Auction Venue

Live Streamed Auction

On Behalf of a Real Estate Investment Trust

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 prominently situated on the south side of High Street close to its junction with Melton Road, the primary retailing thoroughfare providing direct access from Syston to Leicester. Nearby occupiers include Costa, B&M Savers, The Food Warehouse and a mix of independent pubs, retailers and cafes.

Tenure

Freehold.

EPC

B34.

Description

The property comprises a shop/micropub arranged over the ground and first floors.

The tenant is currently pursuing a planning application for change of use of the first floor to a restaurant.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail/Public House Ancillary	129.53 130.80	(1,394) (1,407)	PHARMACIE ARMS LIMITED with a personal guarantee t/a Pharmacie Arms	10 years from 15/11/2018 (1)	£19,000
Total		260.33	(2,801)			£19,000

(1) The 15th November 2023 rent review was not actioned and remains outstanding.

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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