## **Leicestershire LE7 1GP**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)





Freehold Retail and Residential Investment

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#### **Property Information**

#### Freehold Retail and Residential Investment • Shop let to Dry Cleaners & Laundry • Shop tenant holding over with lease renewal agreed (1) • Separately accessed one bed flat above let on a renewed AST • Approx. 150.62 sq m (1,620 sq ft) over ground and first floors • Nearby occupiers include Costa, B&M Savers, The Food Warehouse and a mix of independent pubs, retailers and cafes VAT free investment Lot Auction 29 18th September 2025 Rent £15,800 per Annum Exclusive (1) Sector Status High Street Retail, Residential Available On Behalf of a Real Estate **Auction Venue** Investment Trust Live Streamed Auction

Miles	5 miles north east of Leicester, 18 miles south of Nottingham A46, A607,					
Roads						
Rail	Syston Railway Station					
Air	East Midlands Airport					
Situation						
prominently Melton Roa Syston to L	popular suburb 5 miles north east of Leicester. The property is a situated on the south side of High Street close to its junction with ad, the primary retailing thoroughfare providing direct access from eicester. Nearby occupiers include Costa, B&M Savers, The Food e and a mix of independent pubs, retailers and cafes.					
prominently Melton Roa Syston to L Warehouse	situated on the south side of High Street close to its junction with ad, the primary retailing thoroughfare providing direct access from					
prominently Melton Roa Syston to L Warehouse	situated on the south side of High Street close to its junction with ad, the primary retailing thoroughfare providing direct access from eicester. Nearby occupiers include Costa, B&M Savers, The Food					
prominently Melton Roa Syston to L	situated on the south side of High Street close to its junction with ad, the primary retailing thoroughfare providing direct access from eicester. Nearby occupiers include Costa, B&M Savers, The Food					

Description
The property comprises a ground floor shop together with a separately accessed one bed flat on the first floor.
VAT
VAT is not 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	Retail	72.62	(781)	INDIVIDUAL t/a Syston Dry Cleaners & Laundry	10 years from 01/10/2007 (lease renewal agreed)(1)	£11,000 (1)
First	Residential - 1 bed flat	78.00	(839)	INDIVIDUAL	12 month AST from 01/09/2025 at £400 pcm	£4,800
Total		150.62	(1,620)			£15,800

<sup>(1)</sup> The tenant is currently holding over. A new 5 year lease has now been agreed (but not yet completed) from 01/10/2025 at a commencing rent of £13,500 pa for the first 18 months, rising to £14,500 pa until the end of the third year, then subject to an open market rent review on the third anniversary of the term. The lease is subject to a tenant option to determine at the third anniversary of the term.

N.B. The commercial floor area stated above is that published by the Valuation Office Agency, the residential floor areas is from the EPC.

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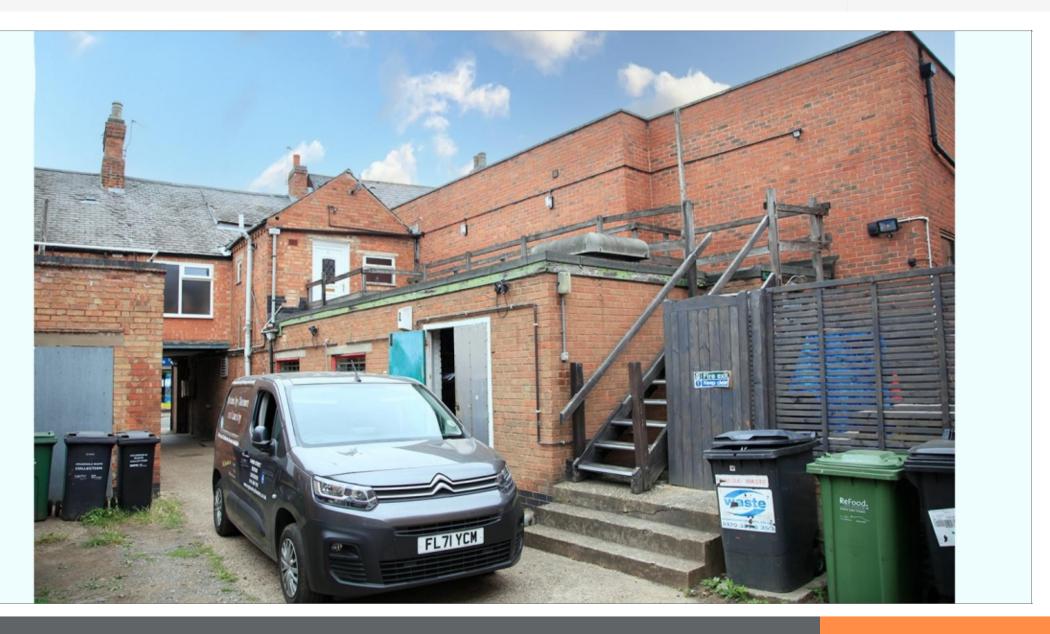


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#### **Contacts**

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#### **Seller's Solicitors**

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