

Lot 2, 1282/1284 Melton Road, Syston, Leicester,

Leicestershire LE7 2HD

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Freehold Retail and Office Investment

www.acuitus.co.uk

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Property Information

Freehold Retail and Office Investment

- Comprises two shops with separately accessed offices on the first floor
- Retail entirely let to William Hill (part sublet to Subway)
- Immediate asset management opportunities - including first floor lease renewal or possible change of use opportunity (subject to lease and consents)

Lot

2

Auction

18th September 2025

Rent

£33,500 per Annum Exclusive
(2)

Sector

High Street Retail, Office

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 prominently situated on the north side of Melton Road, the primary retailing thoroughfare providing direct access from Syston to Leicester. Nearby occupiers include Costa, B&M, Cardfactory, Savers and The Food Warehouse.

Tenure

Freehold.

Description

The property comprises two ground floor shops together with separately accessed office accommodation on the first floor and accessed from Melton Road.

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	Retail	192.06	(2,067)	WILLIAM HILL ORGANIZATION LIMITED (part sublet to Subway Realty Limited)	20 years from 22/06/2007	£26,000
First	Offices	172.18	(1,853)	DUE DILLIGENCE CHECKING LIMITED	3 years from 14/01/2009 (Holding Over)	£7,500
Total		364.24	(3,920)			£33,500

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

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