

FIRST FLOOR OFFICE SUITE

**Suite 3, Elizabeth House
73 High Street
Syston LE7 1GQ**



ANNUAL RENTAL OF: £7,000 PAX

- GIA: 689 sqft (64 sqms)
- High Street Location
- Available 1st September 2026
- Kitchen and WC Facilities
- 2 Car Parking Spaces
- Rental: £7,000 PAX

Location -

The property is conveniently positioned close to Syston Town Centre on the High Street, near to Barkby Road/Melton Road junctions.

Description -

We are pleased to offer this first floor office suite of approximately 689 sqft (64 sqms) which are available for rent. The offices are available from 1st September 2026 and benefit from existing B1 Office Use, WC & kitchen facilities together with driveway in an enclosed courtyard providing parking for approximately 2 vehicles.

Accommodation - all measurements are approximate: -

Total GIA: 689 sqft (64 sqm)

Planning -

Previously used as accountants' offices.

We understand the property has E Class use with the potential for other uses subject to obtaining planning consent. E Class use encompasses a wide range of uses including shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, showrooms, domestic hire shops, dry cleaners, funeral directors, Estate agents, solicitors, accountants offices. Potential uses: Offices, physiotherapists, Chiropodist etc. subject to planning permission.

All enquiries regarding planning should be made direct to Charnwood Borough Council planning department through the Charnwood Borough Council website.

Lease Terms -

3 Year FRI lease or longer.

The tenant will be responsible for the Landlords reasonable legal costs for the preparation of the lease.

Services -

The services, fittings and appliances (if any) have not been tested by the agents.

Rating Assessment -

Note - 100% small business rate relief may apply due to low floor area, please make your own enquiries with Charnwood Borough Council regarding this.

Charging Authority: Charnwood Borough Council

Description: Offices & Premises

Rateable Value: £6,000.00

Rates Payable (approx.): £3,000.00 P/A

Period: 2026 - Present

Please make your own enquiries in respect of the rating liability or business rate relief with Charnwood Borough Council.

EPC

Band E.

Viewing -

Strictly by appointment through the sole letting agents.

Kal Sangra, Shonki Brothers Ltd 85 Granby Street,
Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

