



63 Fosse Way
, Syston, LE7 1NF
£400,000



Rare Opportunity, Commercial Property with Great Potential! A substantial two-storey Victorian building set within walking distance of the train station. The property is currently used as an accountants practice and is equally suited to alternate business use, subject to the necessary planning permission. Consisting of a spacious entrance hall, four generous offices, bathroom and a kitchen to the ground floor with four further offices and a WC located on the first floor. The property also benefits from double glazing, gas central heating, rear garden and off road parking for multiple vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Victorian Property With Character features.
- Walking Distance Of The Station
- Approximate Floor Space 173 sq mts / 1867 sq ft
- Eight Offices
- Kitchen, Bathroom & WC
- Off Road Parking
- Rear Garden
- Currently Used as Accountants Practice
- Freehold, EPC Rating TBC
- Other Usages Possible STP



Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy.

The Property

The property is entered via a glazed hardwood door leading in to.

Entrance Hall

18'2" x 6'5" (5.56 x 1.97)
With feature staircase, understairs storage, coved ceiling and provides access to the following.

Office One

13'1" x 14'0" (4.01 x 4.29)
With bay window to the front, coved ceiling, ceiling rose, chandelier and stone fire place.

Office Two

13'3" x 14'1" (4.05 x 4.31)
With bay window to the front, coved ceiling, ceiling rose, chandelier and stone fire place.

Office Three

15'0" x 10'1" (4.58 x 3.09)
Half bay window to the rear with window seat and coved ceiling.

Kitchen

12'10" x 14'10" (3.92 x 4.54)
Fitted with a range of floor and wall mounted units with roll top work surfaces, tiled splashbacks and a stainless sink and drainer unit.

Office Four

9'10" 18'0" (3.00 x 5.5)
With dual aspect windows and door leading to the side and rear.

The First Floor Landing

14'2" x 6'5" (4.33 x 1.98)
Fitted with a range of floor and wall mounted units with roll top work surfaces, tiled splashbacks and a stainless sink and drainer unit.

Office Five

12'6" x 14'1" (3.82 x 4.31)
With window to the front and built in storage cupboard.

Office Six

13'1" x 14'2" (4.00 x 4.33)
With window to the front, coved ceiling and built in storage cupboard.

Office Seven

12'5" x 10'6" (3.79 x 3.22)
With window to the side and coved ceiling.

Office Eight

6'11" x 16'8" (2.13 x 5.10)
With window to the rear.

WC

2'7" x 5'5" (0.80 x 1.67)
With low level wc.

Outside

The front of the property is tarmacked and is currently used for parking. To the rear is garden area and further parking spaces.

Services

The property benefits from mains gas, water, electric and drainage.

Terms

The premises are available to purchase on a Vacant Possession basis.

Planning

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

Rates

For further information on Rates Payable and Small Business Rates Relief contact Charnwood Bourough Council.



Floor Plan



Viewing

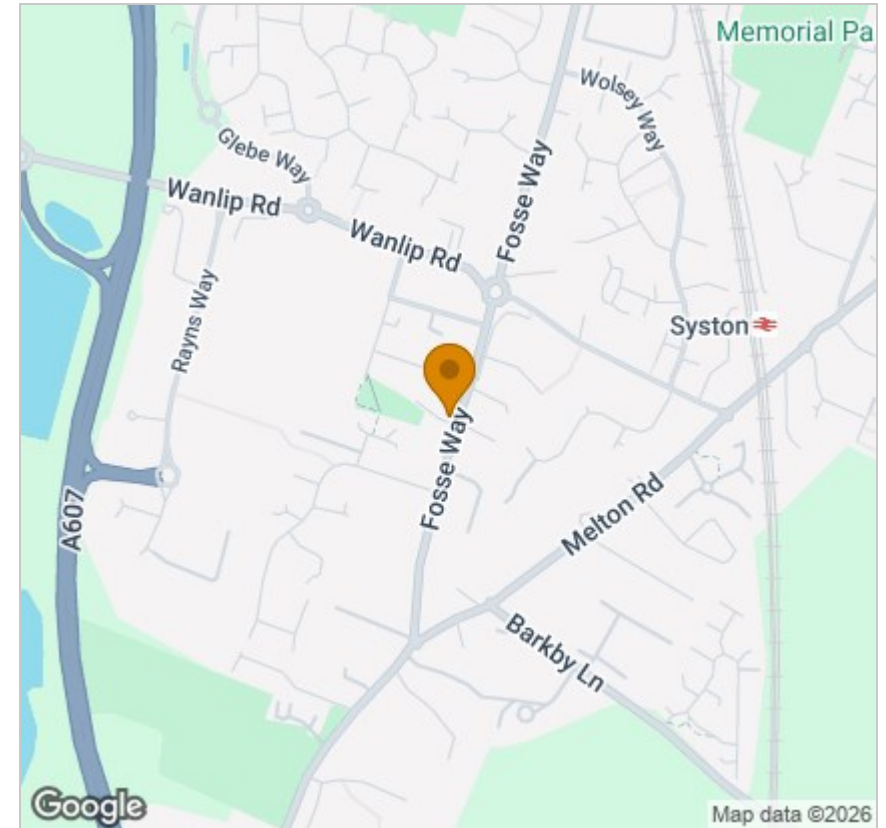
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

