



12A, Swan Street, Sileby, Leicester LE12 7NW

Freehold Office and Studio space for sale

Part let and part vacant

£245,000 Freehold

- Open planned office space and addition private meeting rooms
- Offices and studio space with Kitchenette and welfare facilities provided
- For sale freehold
- Funding Available subject to status
- Shed and bin store
- £245,000 - NO VAT
- Current income £8k with ERV potential £32k when fully let

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Summary

Available Size - 2700 Sq. ft

Price - £245,000 Freehold

Business Rates - Tenants are responsible for the rates payable. Full rate relief should be available.

VAT - Not Applicable

Legal Fees - Each party to bear their own costs

EPC Rating - C (69)

Description

The property is accessed off Swan Street, which is a largely residential street in the Village. The offices are set out over the ground and first floors of the main building with a studio annexe which is independently accessed.

The Ground floor offices comprise - 2 offices totalling 992 Sq Ft with 1 office occupied. Open office/reception area. With a well fitted out shared kitchen area plus 2 w/cs and a shower.

The first floor offices which total 1,071 Sq Ft offer a central waiting/meeting area with 3/4 offices which could be let individually or as a whole. Shared Kitchenette. The first floor uses the ground floor w/c's.

The Studio/annexe - which is 647 Sq Ft with its own access, open plan character studio with separate boardroom, kitchenette and well fitted out W/c and shower room.

Location

The property is located in the popular village of Sileby. Sileby sits in the Soar Valley just 8 miles north of the city of Leicester and 5 miles southeast of Loughborough and the civil parish has a population of 8,960 at the 2021 census.

Terms

For Sale Freehold - £245,000

One of the ground floor office rooms is let on a 5 year lease with a 3-year break from the 1st October 2025 @ £8k per annum plus bills.

Services

We understand that all main services are connected. These services have not been tested by the agent.



Viewing and Further Information

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