



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

Freehold Office and Studio space for
sale via secure online auction

Part let and part vacant

£180,000 Auction guide

- 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
- Auction guide - £180,000
- Current income £8k with ERV potential £32k when fully let

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Summary

Available Size - 2700 Sq. ft
Auction Guide Price - £180,000 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/c's 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 - £200,000

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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the Auctioneer. Bids can be made via the Marketing Agents or via the Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any

