

**ANDREW+**  
**ASHWELL**



**FOR SALE**

# Unique Premises with Conversion Potential (STP)

26 Brookfield Street + Leicester + LE7 2AD



**1,209 Sq Ft**  
(112.3 Sq M)

**£250,000 for the Freehold**



**Former  
residential  
dwelling**



**Currently fitted  
out as a  
recording studio**



**Cellular  
accommodation  
throughout**



**Good parking  
provision**



**Nearby to local  
amenities**



**Available  
immediately**



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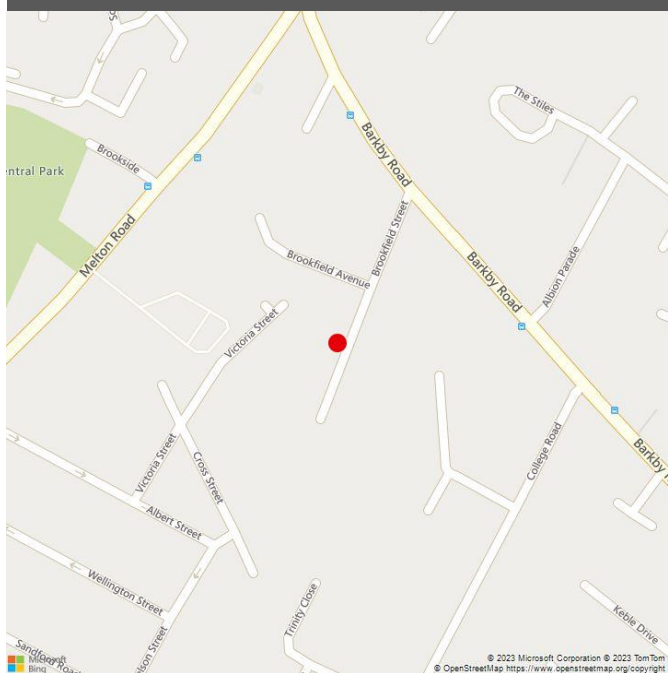
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## LOCATION

The property is located on Brookfield Street within Syston town centre, approximately 0.3 miles from the main thoroughfare of Melton Road providing access to all local retail amenities.

The premises occupies a semi-detached position with neighbouring buildings all comprising of residential accommodation. Syston is a popular retailing town located approximately 6 miles north-east of Leicester city centre.

### The Property



**SAT NAV: LE7 2AD**

## DESCRIPTION

The property comprises a semi-detached former residential dwelling currently fitted out as a recording studio, with large car park to the front.

Internally the ground floor offers a reception area with office and staff ancillary including male and female WCs, with four cellular rooms currently fitted out as recording booths. To the first floor there is a further two offices and a further two recording booths. The premises is carpeted throughout with inset lighting, wall mounted air-conditioning units, double glazed windows, gas central heating, and an intruder alarm installed.

Parking for up to 8 vehicles is available within the car park.

## ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	632	58.6
First Floor	577	53.6
<b>TOTAL</b>	<b>1,209</b>	<b>112.2</b>

## RATING ASSESSMENT

The property is currently assessed jointly with the neighbouring premises, 24A Brookfield Street, Syston.

The property will require reassessment following sale completion.

## ENERGY PERFORMANCE CERT.

A copy of the EPC is available upon request.

## TERMS

The Freehold of the premises is available, to be sold with vacant possession, at a guide price of **£250,000**.

## VAT

We understand that VAT is not applicable.



## Viewing

**Strictly by appointment with the sole agent**

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