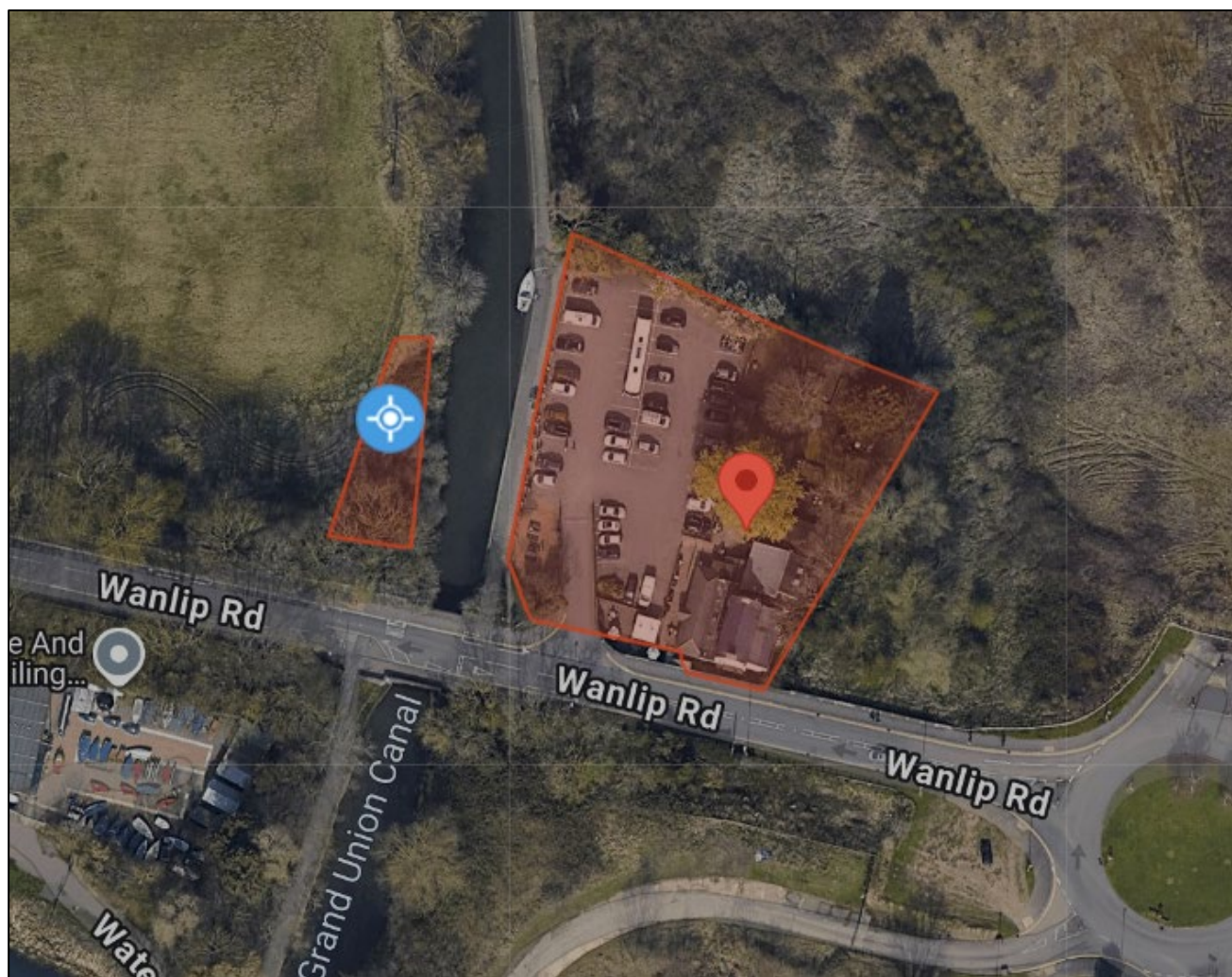


**FOR SALE FREEHOLD – GUIDE PRICE: £750,000 + VAT**  
**HOPE & ANCHOR, WANLIP ROAD, SYSTON, LEICESTER,**  
**LEICESTERSHIRE, LE7 1PD**



- Large part three storey detached pub located around one mile south west of Syston town centre
- Extensive internal trading areas which can accommodate around 100 - 120 covers
- Total site area approximately 0.89 of an acre
- Alternate use potential, subject to obtaining the necessary consents
- Likely to be of interest to local/regional pub and restaurant operators, developers and investors

## Location

Syston is a town and civil parish in the district of Charnwood in Leicestershire and is located around 6 miles north east of the city of Leicester and 9 miles south east of the town of Loughborough. It has a population of around 13,000 residents. The town benefits from good road and rail links with the A46 and A607 as well as being situated on the Midland Main Line connecting London to Sheffield via the East Midlands.

The subject property is located around one mile south west of the town centre and it fronts Wanlip Road. It is situated on the banks of the Grand Union Canal and the surrounding area comprises of a number of nature reserves including John Merricks' Lake, Watermead Country Park, Reedbed Nature Reserve and the Leicestershire and Rutland Youth Sailing Association.

## Property Description

The Hope & Anchor is a part three storey detached property of rendered construction beneath a pitched roof with additions to the rear, front and side of the pub.

## Accommodation

The ground floor comprises of a large interlinking trading area which can accommodate around 100-120 covers, central bar servery, large catering kitchen, beer store, customer WC's (including disabled), store and an office.

The first floor comprises of a domestic kitchen, bathroom and three bedrooms. The second floor comprises of a bedroom, bathroom and a lounge area.

Externally, there is a trade garden to the side of the pub which can accommodate around 75 covers, seating to the front of the pub for around 35 covers, smoking solution, three external stores, bin storage and car parking for around 60 vehicles.

The property's ground floor Gross Internal Area is circa 3,507 square feet and it sits on a plot size amounting to around 0.89 of an acre.

## Tenure

Freehold. The property is held under Title Number LT259377 and the Title Plan is included on page 5.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

The property is located adjacent to land that has recently secured outline planning consent for the construction of up to 61,000 m<sup>2</sup> of E(g)(iii), B2 and B8 Use Class units, including site access and infrastructure, and biodiversity enhancement area (All matters reserved except for means of access).

Outline plan can be seen on page 7. Planning ref : P/23/0668/2 - <https://planningexplorer.charnwood.gov.uk/Assure/ES/Presentation/Planning/OnlinePlanning/OnlinePlanningOverview?applicationNumber=P/23/0668/2#>

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

The stock in trade is to be purchased additionally at valuation to include dry and wet stocks and trade glassware.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £69,500 with effect from 1st April 2023. The domestic accommodation is within Band B for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

An EPC has been requested.

## Virtual Tour

<https://my.matterport.com/show/?m=4MfAutXtuJu&help=1&gt=1&ts=1>

## Viewings

The site is currently closed. All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Jack Sinclair  
Tel: 07823 334 750  
Email: jack@wtsccommercial.co.uk



Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtsccommercial.co.uk



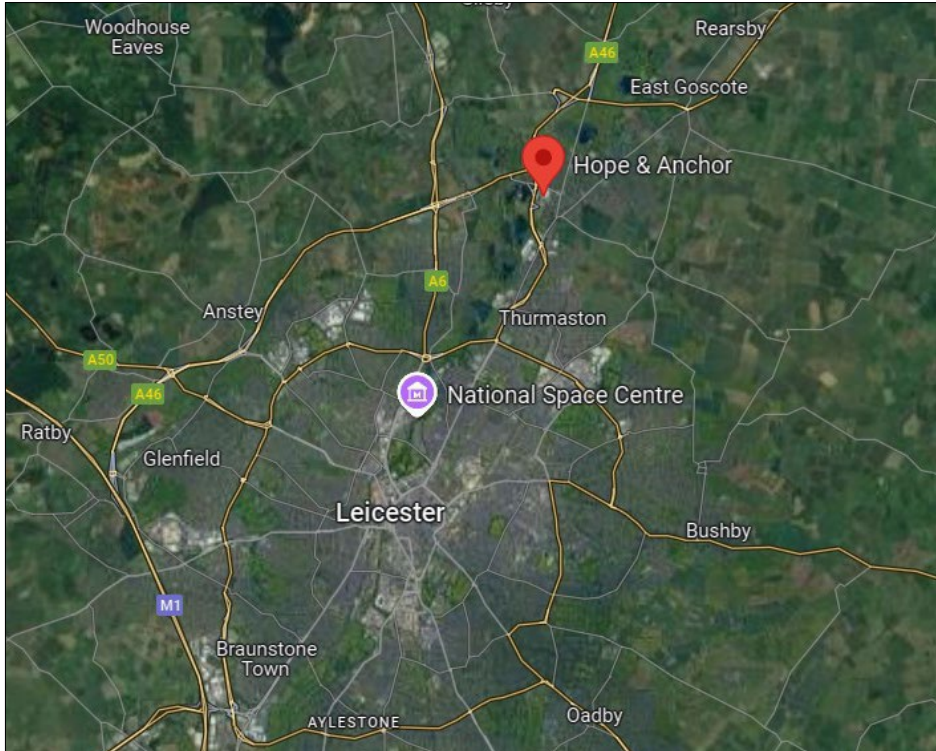




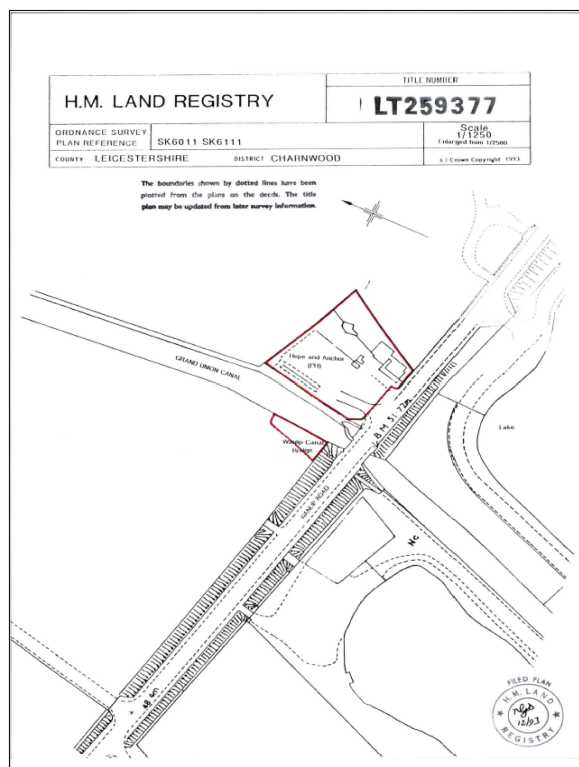


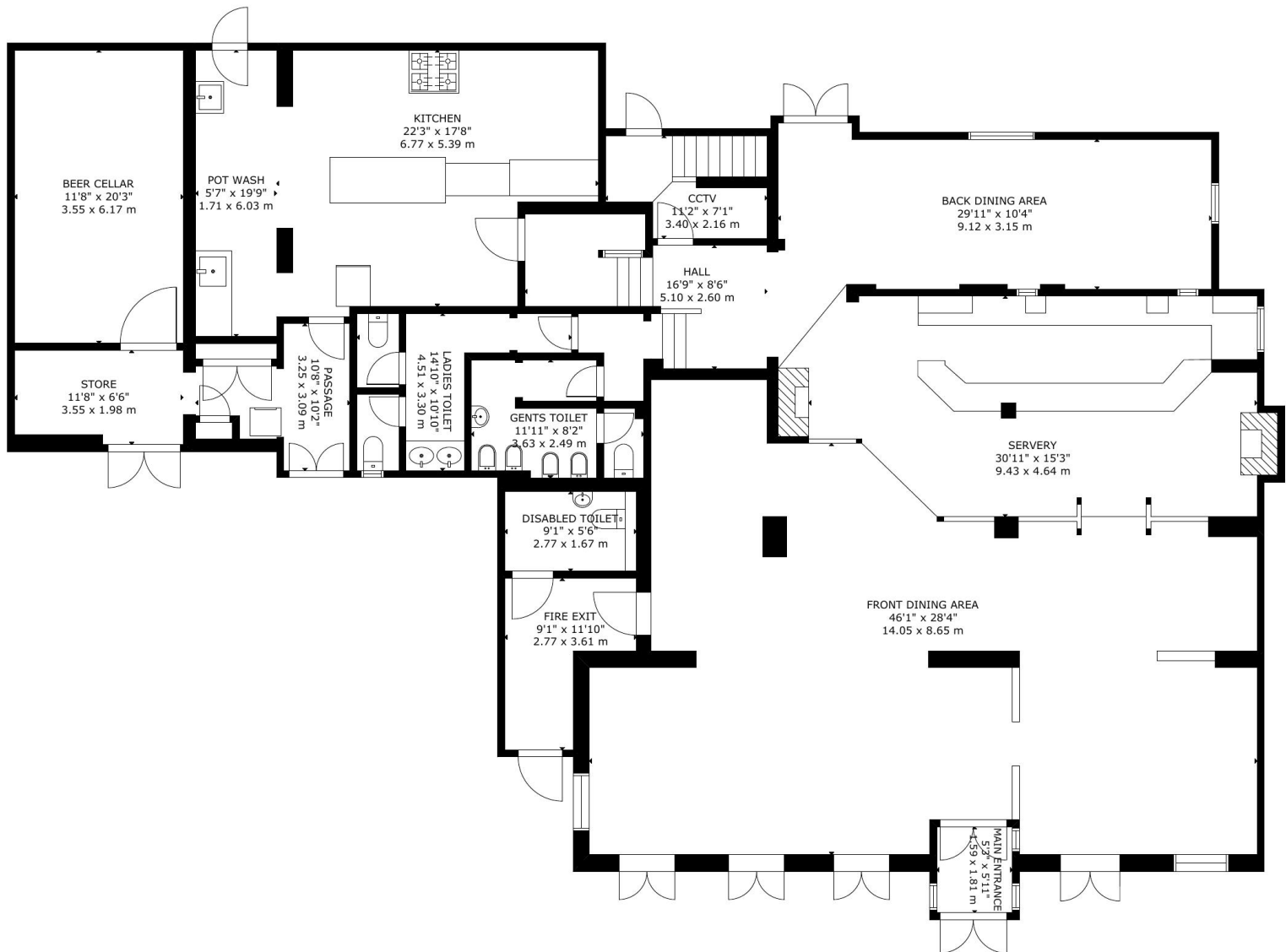


**Location Plan**



**Title Plan**





GROSS INTERNAL AREA  
TOTAL: 326 m<sup>2</sup>/3,507 sq.ft  
GROUND FLOOR: 326 m<sup>2</sup>/3,507 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

**Outline Plan Of Proposed Adjacent Development**





## Our Services & Offices

