

RETAIL PREMISES TO LET

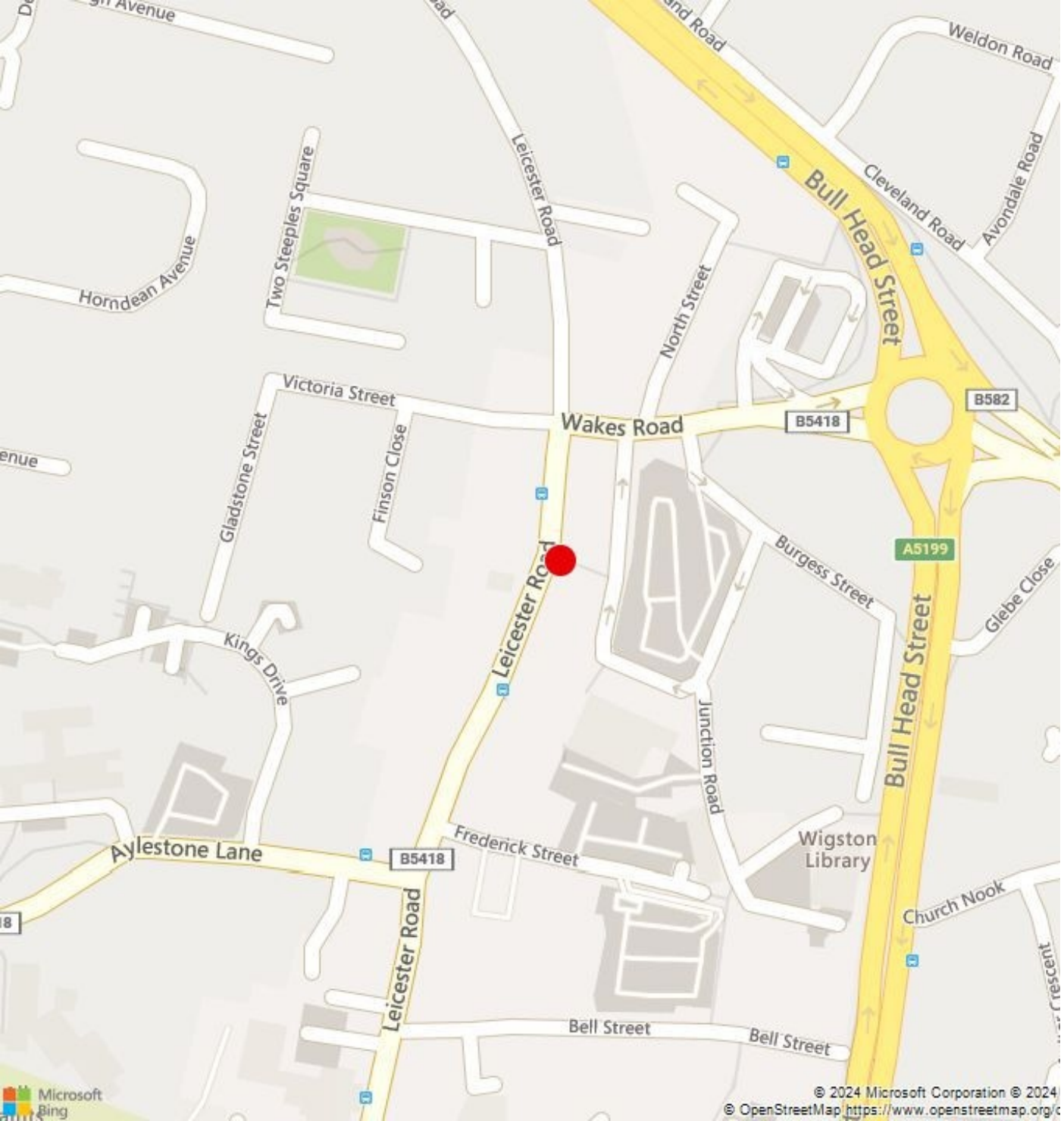
57-59 Leicester Road, Wigston, Leicestershire, LE18 1NR



912 Sq Ft (84.72 Sq M)

£17,500 per annum exclusive

- ▶ Ground floor open plan retail unit
- ▶ Close proximity to public car parks
- ▶ Prominent town centre location
- ▶ Suitable for a variety of uses (stp)



LOCATION

The property is located in a prominent position fronting Leicester Road in Wigston town centre, in close proximity to the North Street car park.

Wigston is a town situated approximately 4 miles south of Leicester city centre via A5199.

Bull Heads Street provides access from Wigston town centre to the Outer Ring Road (A453), which in turn provides access to the M1 (J21).

Wigston town centre is a popular retail location with nearby occupiers including Lloyds Bank, Mark Jarvis, Wetherspoons, Co-op Funeralcare and Costa Coffee.

DESCRIPTION

The property comprises a ground floor retail unit within a detached two-storey brick-built building.

The accommodation is essentially open plan retail space, which has recently received a degree of refurbishment to provide a clean 'shell' read for an occupiers fit-out.

To the rear of the retail space the unit benefits from w/c accommodation.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Sales NIA:	912	84.72
Total	912	84.72

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston District Council

The property is currently assessed as a whole and the rating assessment will need to be split.

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

It is understood that the property benefits from mains services with the exception of gas.

EPC

The Energy Rating is to be reassessed.

TENURE

The property is available by way of a new Effective Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£17,500 per annum exclusive

VAT

It is understood that VAT is not payable in respect of rents.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

PLANNING

We understand that the premises have an established use for retail activity under Use Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The property maybe be suitable for alternative uses, subject to appropriate planning consent, and we advise applicants to make their own enquiries with the Local Planning Authority.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@apbleicester.co.uk

0116 254 0382



Reg Pollock

rp@apbleicester.co.uk

0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.