

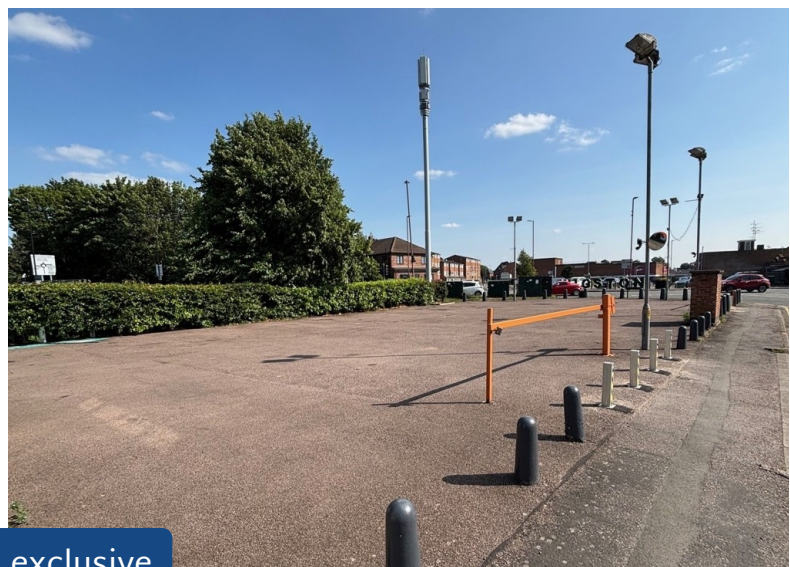
CAR SALES PITCH TO LET

1 North Street, Wigston, Leicester, LE18 1PS



6,840 Sq Ft (635.44 Sq M)

£45,000 per annum exclusive



▶ Car/van sales pitch

▶ Highly prominent location

▶ 0.16 acres (760 sq.yds)

▶ Separate office

LOCATION

The subject property occupies a prominent location on the junction of North Street and Wakes Road. Wakes Road connects to Bull Head Street (A5199), which in turn offers access to Leicester's Outer Ring Road with excellent access out to Fosse Park and J21 of the M1/J1 of the M69 motorway.

The property offers excellent access to the city centre, being approximately 5 mins drive time to the Inner Ring Road.

DESCRIPTION

The subject property comprises of a large open plan forecourt area, able to accommodate circa 30 vehicles. The car sales pitch is lit and secure with concrete bollards and drop bollards to all access points. It also offers a highly prominent location next to McDonalds Restaurant.

To the opposite side of the road, is a sales office with wc and kitchen facilities.

The site can be combined with the pitch opposite.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Yard & Office	6,840	635.44
Total	6,840	635.44

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

CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston Borough Council
Rateable Value : To be confirmed

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

EPC

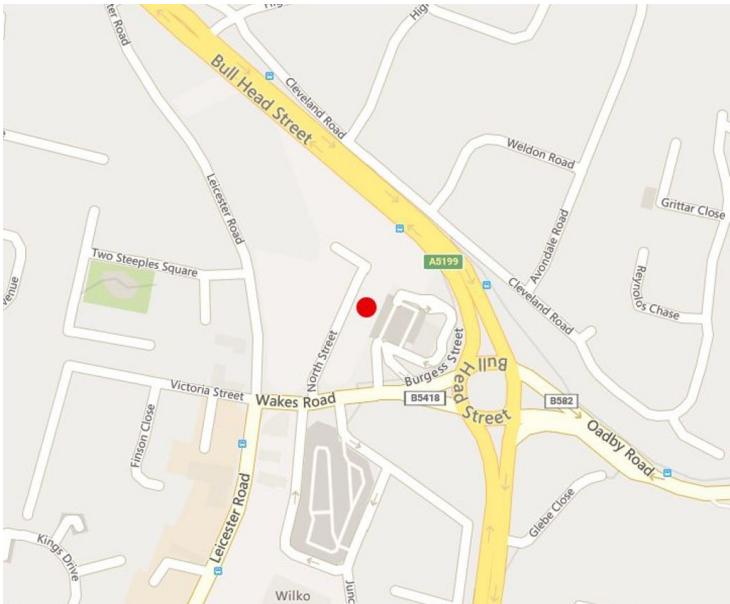
Energy Rating to be confirmed.

PLANNING

The property has an established use for the display and sale of motor vehicles.

LEASE TERMS

The property is available by way of a new lease, on an full repairing and insuring basis, for a term to be agreed.



RENT

£45,000 per annum exclusive.

VAT

VAT will be applicable on the rent at the prevailing rate.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

POSSESSION

Upon completion of legal formalities.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
rp@appleicester.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.