

## Retail unit in busy neighbourhood shopping centre

18.05m<sup>2</sup>  
(194.29ft<sup>2</sup>)

- Located within popular neighbourhood scheme
- Ideal for startup businesses
- In close proximity to the new B&M store
- Benefit of Small Business Rates Relief (if applicable)
- Adjacent to principal town car park
- Tenants in the vicinity include Robinsons Jewellers, Headway and National Carpets
- Rent - £6,500 per annum



TO LET



Location



Gallery



Contact



## Location

Wigston is situated approximately 5 miles to the south of Leicester City Centre on the A5199 and has a population of approximately 32,321 (Census 2011).

The Magna Shopping Centre is located in the heart of Wigston Town Centre off Leicester Road, Wigston's main retailing pitch and comprises a small neighbourhood shopping centre of 13 retail units.

The Magna Shopping Centre is going to be anchored by B&M with other nearby occupiers including Headway, Air Ambulance and a range of local independent operators.

The property is adjacent to the town's principal car park.

## The Property

The property is a ground floor lock up shop unit with the benefit of a WC facility towards the rear.

## Accommodation

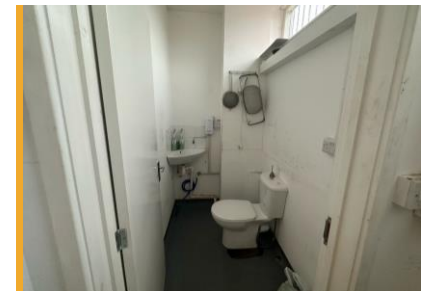
The property provides the following approximate areas:

**18.05m<sup>2</sup> (194.29ft<sup>2</sup>)**

(These measurements are given for information purposes only)

## EPC

The EPC rating is available upon request from the marketing agents.





## Lease Terms

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:

**£6,500 per annum**

## Planning

We understand that the property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

## Service Charge

The lease will contain a provision for a service charge for the upkeep and maintenance of the common parts. Full details are available upon request. The annual service charge for 2024 is available from the agents.

## VAT

VAT is applicable at the prevailing rate.

**SAT NAV: LE18 1NZ**



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises  
Rateable Value (2023): £4,300

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business).

This information is for guidance only and all parties should check themselves with the local billing authority.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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09/02/2024

Please click here to read our "Property Misdescriptions Act". E&OE.