

Retail unit in busy neighbourhood shopping centre

18.05m²
(194ft²)

- Located within popular neighbourhood scheme
- Ideal for startup businesses
- Benefit of Small Business Rates Relief (if applicable)
- Adjacent to principal town car park
- Nearby operators include **B&M Bargains**, **Robinsons Jewellers**, **Headway** and **National Carpets**
- Rent - £7,500 per annum
- Price – £200,000



TO LET/
FOR SALE



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:

18.05m² (194ft²)

(These measurements are given for information purposes only)

EPC

The property has an EPC rating of 72 falling within Band C.





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:

£7,500 per annum

Price

The property is available at a quoting price of:

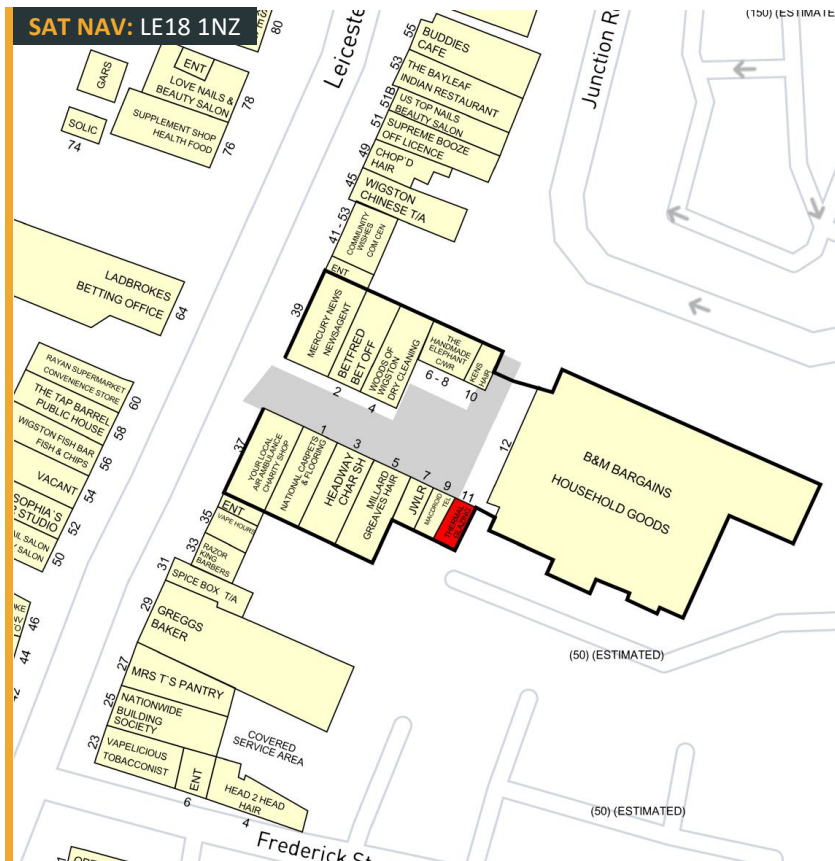
£200,000

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 & Insurance

The lease will contain a provision for a service charge for the upkeep and maintenance of the common parts. The current service charge is £323 plus VAT and insurance is £60 plus VAT.



VAT

VAT is applicable at the prevailing rate.

Business Rates

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

Rateable Value (RV): £4,300

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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:-

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk

Dom Alston

07890 568 077

dom.aslton@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street, Nottingham, NG1 5BG

fhp.co.uk

18/06/2025

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