# Prominent retail unit with main road frontage

# **92.62m<sup>2</sup>** (997ft<sup>2</sup>)

- Prominent frontage onto Leicester Road in Wigston
- Ready made café premises ready for immediate occupation
- Use Class E planning consent
- Alternative uses considered subject to planning
- Nearby occupiers include The Air Ambulance, TUI, Greggs and Age
  IJK
- Rent £18,500 per annum exclusive















Shop To Let: 92.62m2 (997ft2)







#### Location

Wigston is situated approximately 5 miles to the south of Leicester City Centre on the A5199 and has a population of approximately 33.000.

The property borders the Magna Shopping Centre which is situated within the heart of Wigston town centre and comprises a busy neighbourhood shopping centre.

There are two large pay and display car parks adjoining the scheme, nearby occupiers include The Air Ambulance, Headway, Betfred, Greggs, TUI and Age UK.

# **The Property**

The property is arranged over ground floor with rear kitchen and WC facilities. The property is currently fitted and equipment and furniture can be purchased subject to separate negotiation, however other uses will be considered.

To the rear of the property is a fenced yard with space for approximately two vehicles.

#### **Accommodation**

The property provides the following approximate areas:

Floor	m²	ft²
Ground Floor Sales	92.62	997









41-43 Leicester Road | Wigston | Leicester | LE18 1NR















#### **Lease Terms**

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

#### Rent

The property is available at a quoting rent of:-

£18,500 per annum

# **Planning**

We understand the property has planning consent for 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.

#### **Business Rates**

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

Rateable Value (RV): £20.250 UBR Multiplier: 49.9p

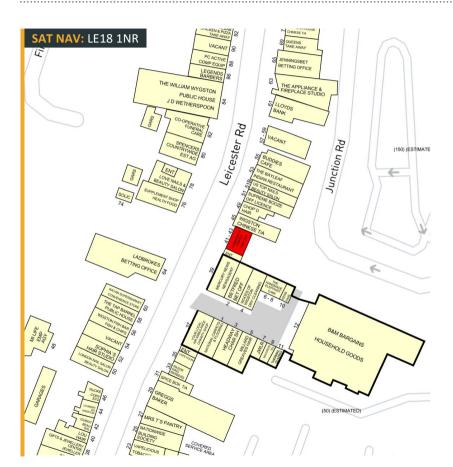
The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

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### **Service Charge**

A service charge of £2,144 is payable towards communal maintenance of the scheme for the current year.

#### **EPC**

The property has an EPC rating of 61 falling within Band C.

## **Legal Costs**

Each party are to bear their own legal costs incurred.

#### **Further Information**

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

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