

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

Prominent retail unit with main road frontage

92.62m²
(997ft²)

- 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 UK**
- Rent £18,500 per annum exclusive



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 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	m ²	ft ²
Ground Floor Sales	92.62	997





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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SAT NAV: LE18 1NR



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.