

1 Bell Street | Wigston | LE18 1AD

## Prime pitch retail unit in Wigston Town Centre

Ground floor sales  
66.52m<sup>2</sup> (716ft<sup>2</sup>)

- Prominent position in a pedestrianised town centre
- Suitable for a variety of uses - subject to planning
- Numerous car parks in close proximity
- Nearby occupiers include **Costa**, **Iceland**, **Superdrug** and **Sainsbury's**
- Rent - £15,000 per annum



TO LET



Location



Gallery



Contact



## Location

Wigston is situated approximately 5 miles south of Leicester City Centre on the A5199, with a population of around 33,000.

Bell Street is one of the most popular retail pitches within Wigston Town Centre. The property is located on this fully pedestrianised street with nearby occupiers including Iceland, Peacocks, Superdrug, and Card Factory.

Wigston is well serviced and has lots of amenities with an in town Sainsbury's supermarket situated nearby the subject property and has a number of car parks in close proximity.

## The Property

The subject property comprises a ground floor retail unit with a glazed frontage onto Bell Street and Leicester Road.

Internally, the ground floor provides an open-plan sales area with staff facilities to the rear.

## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	66.52	716
Ground Floor Kitchen	6.60	71
<b>Total</b>	<b>73.12</b>	<b>787</b>

(These measurements are given for information purposes only.)





## Lease Terms

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

## Rent

The property is available at a quoting rent of:-

**£15,000 per annum**  
**(fifteen thousand pounds)**

## Planning

The property falls within **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 and gym.

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

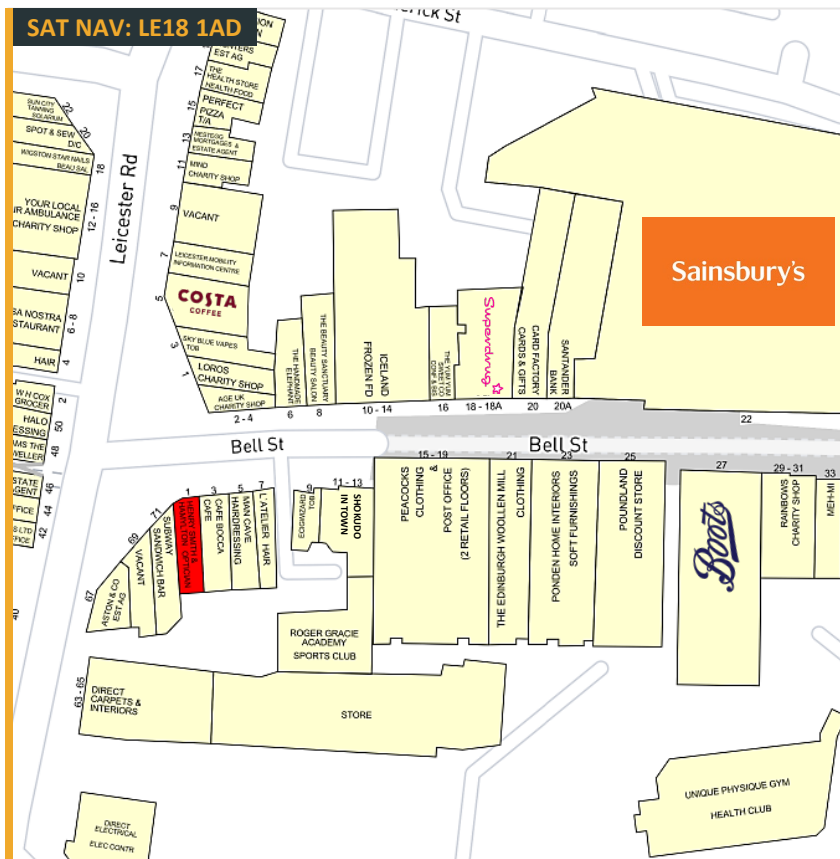
## Business Rates

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

Rateable Value (1<sup>st</sup> April 2023 to present):      £13,500

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.





## VAT

VAT is not applicable.

## Legal Costs

Each party will bear their own legal costs incurred.

## EPC

The property has an energy rating of B50. A copy of the Energy Performance Certificate is available upon request.

## Further Information

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

**Dom Alston**  
07890 568 077  
[dom.alston@fhp.co.uk](mailto:dom.alston@fhp.co.uk)

**Ellis Cullen**  
07450 972 111  
[ellis.cullen@fhp.co.uk](mailto:ellis.cullen@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.** 10  
Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

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