

35 Leicester Road | Wigston | Leicester | LE18 1NR

Prominent retail property with excellent frontage onto Leicester Road

19.42m²
(209ft²)

- Small business rates available for applicable businesses
- Suitable for a variety of uses (STP)
- Excellent frontage onto the busy Leicester Road
- Ideal for start up businesses
- Nearby occupiers include Greggs, Community Wishes, Razor Barbers and Ramy's
- Quoting rent £10,000 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 32,321 (Census 2011).

The subject property is located on Leicester Road and borders the Magna Shopping Centre situated within the heart of Wigston Town Centre and comprises a busy neighbourhood shopping scheme.

There are two large pay and display car parks adjoining the scheme with nearby occupiers including B&M Bargains, Greggs and TUI.

Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	19.42	209

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.





Lease Terms

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

Rent

The property is available at a quoting rent of:-

£10,000 per annum

Business Rates

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

Rateable Value (2023): £5,700

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 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.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. The current budget 2024 is £449 per annum.

Insurance

The current insurance premium for the property is £100 plus VAT.

SAT NAV: LE18 1NR



EPC

A copy of the EPC is available on request.

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.