



**32 JUNCTION ROAD, WIGSTON, LEICESTER  
LE18 1PN**

**£15,000 p.a. exc.**



#### **LOCATION**

Wigston is a popular suburb some 4 miles south of Leicester City Centre providing a wide range of facilities.

The subject property is a ground and first floor unit in the centre of Wigston behind the Sainsbury's Supermarket and adjacent to a public car park.

#### **DESCRIPTION**

The property comprises an open plan ground floor unit with an arcade to the front currently laid out as a lounge bar with a wide staircase leading to the first floor restaurant.

There is a good size fitted commercial kitchen with a three phase power supply and extraction ducts in situ.

The premises lend themselves to a variety of uses within the A3/A4/A5 use classes and could be split to meet Tenant requirements.

#### **ACCOMMODATION**

##### **Ground Floor**

Bar/Restaurant	88.5 sq m	593 sq ft
Beer Cellar	3.10 sq m	33 sq ft
Restaurant/Kitchen	100.1 sq m	1,077 sq ft
Internal Storage	2.0 sq m	22 sq ft

#### **Outside**

Dedicated parking available

#### **RATING**

Rateable Value: £12,500.00

Rates payable 2009/2010: £5,850.00

It should also be noted that Tenants qualifying for small business relief should be able to benefit from further reductions.

(Source: VOA Website)

#### **SERVICES**

Three phase electricity and gas together with water are provided to the premises.

#### **LEASE**

The premises are available on a new Lease for a term to be agreed.

The Lease will effectively be on full repairing and insuring terms with the Tenant being responsible directly for repairs and maintenance of the interior and to contribute via a service charge for the maintenance of the structure, exterior and common parts.

#### **RENTAL**

£15,000 per annum.

#### **LEGAL COSTS**

The incoming Tenant will be required to discharge the Landlord's reasonable legal costs in granting the Lease.

#### **VIEWING**

Strictly by appointment through the Sole Agents on (0116) 2221999.

June 2009.