



RETAIL PREMISES

51B LEICESTER ROAD, WIGSTON, LEICESTER
LE18 1NR

£10,750 pa exc.



LOCATION

Wigston is a popular suburb some 4 miles south of Leicester City Centre providing a wide range of facilities with a mix of national and local retailers.

The subject property is a ground floor lock-up shop in the centre of Wigston and has the benefit of an existing A2 use making it suitable for financial or professional services such as Estate Agents, employment agencies, financial advisers etc in addition to the usual A1 occupiers.

DESCRIPTION

The property comprises a prominent ground floor retail/office unit currently configured to provide sales to the front of the unit together with enclosed office behind. There is a further office to the rear which is currently used as a staff rest area with kitchen and W.C. facilities.

The current fit-out includes laminate flooring, suspended ceilings and air-conditioning.

There is a small shared car park to the rear with up to two allocated slots and there are a number of shoppers' car parks in the immediate vicinity.

ACCOMMODATION

Ground Floor

Internal Width	3.2 m	10'9"
Shop Depth	14.63 sq m	48'0"
Sales Area	49.7 sq m	535 sq ft
Kitchen	6.32 sq m	68 sq ft

RATING

Rateable Value: £10,000.

SERVICES

Mains drainage, water and electricity are provided to the premises.

LEASE

The premises are available immediately on a new lease on multiples of three years subject to 3 yearly rent reviews

RENTAL

£10,750 per annum exclusive

LEGAL COSTS

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

VIEWING

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

viii/xxviii