



6 FREDERICK STREET WIGSTON LE18 1PJ

£9,250 pa exc.



LOCATION

Wigston is a popular suburb some 4 miles south of Leicester City Centre and has a large and successful shopping district at its heart.

The subject property is a ground floor retail unit in the centre of Wigston close to the junction of Leicester Road and Aylestone Lane.

Nearby occupiers include both national and local retailers such as Greggs, Nationwide Building Society and TUJ.

DESCRIPTION

The property comprises a ground floor retail unit with a prominent frontage.

There is a shared service yard to the rear of the property and a number of shoppers car parks in the immediate vicinity.

ACCOMMODATION

Ground Floor

Internal width	13.64 m	44'9"
Sales	40.13 m ²	432 sq ft
Plus toilet/cloakroom		

RATING

Rateable Value:	£7,700.00
Rates payable 2009/2010:	£3,703.70

Based on a UBR of .481.

N.B. Tenants qualifying for small business relief may be entitled to reductions in the rates payable.

(Source: VOA Website).

SERVICES

Electricity, water and drainage are provided to the premises.

LEASE

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

RENTAL

Commencing rental to be £9,250 per annum exclusive, payable quarterly in advance.

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.

October 2009

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