



3

78 LEICESTER ROAD WIGSTON LE18 1DR

£275,000
FREEHOLD

LOCATION

Wigston is a popular and busy suburb of Leicester with a thriving retail centre providing a mix of national and local retailers helped by the generous quantity of free public car parks.

Neighbouring occupiers include Lloyds Bank, Ladbrokes, Weatherspoon's and a wide range of local retailers and services.

The property is on the busy Leicester Road and benefits from having on-street car parking immediately to the front.

DESCRIPTION

Brick built with a tiled roof the property comprises a good sized ground floor lock up shop with aluminium shop front, welfare facilities are to the rear.

The first floor offices are accessed from an independent entrance on the side and are largely open plan making the space suitable for a range of uses.

To the rear is a small car park for 3-4 cars together with a brick built garage.

ACCOMMODATION

Shop

Internal Width	5.71 m	21'10"
Sales Area	54.07 m ²	582 sq ft
Kitchen	3.72 m ²	40 sq ft

Office

First Floor	46.92 m ²	505 sqft
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TENANCIES

The Ground floor is let on a 3 year lease from January 2017 at £12,000 pa and the first floor also for 3 years but from March 2016 at £7,500 making the total income £19,500 pa.

Disregarding purchase costs the initial yield will be 7.1% and importantly the investment would qualify for a SSIP or SSAS pension scheme



RATING

Shop Rateable Value: £11,250
Office Rateable Value: £5,600

SERVICES

We are advised that mains drainage, water, gas and electricity are connected to the property.

VAT

We are advised that the Landlord has not opted to tax and therefore VAT will not be payable on the purchase price

LEGAL COSTS

Each Party will bear their own costs arising

EPC RATING - TBC

VIEWING

By prior appointment with Jarroms:
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