



**FOR SALE/TO LET
INDUSTRIAL/TRADE COUNTER PREMISES
NORTH STREET, WIGSTON, LE18 1PS**

**£275,000 Freehold/
£20,000 per annum
exclusive**



LOCATION

The property is located in a small industrial area on the edge of Wigston town centre, in a prominent position off the A5199. Wigston is located approximately 4.5 miles to the south of Leicester City Centre and has good access to the national motorway network, being 2.5 miles from Junction 21a of the M1 and Junction 1 of the M69.

DESCRIPTION

The subject property comprises detached warehouse accommodation with trade counter and ancillary facilities. The property is of steel portal frame construction with brick and block elevations under a steel portal frame roof. The warehouse area is heated by a gas-fired hot air blower, has a minimum eaves height of 3.27m and provides a single loading area with access to the rear yard.

ACCOMMODATION

We have measured the unit in accordance with the RICS Code of Measuring Practice (6th Edition) with all areas quoted as gross internal areas as follows:-

Description	Sq M	Sq Ft
Warehouse	226.74	2441
Trade Counter	67.07	722
Offices & Ancillary	101.69	1095
Total	395.5	4257

SERVICES

We understand that mains services are available and connected to the premises.

TENURE

New Lease or Freehold.

RENTAL

£20,000 per annum exclusive.

FREEHOLD

£275,000.

PLANNING

We have assumed the property has planning consent for use as a warehouse with trade counter.

All interested parties are advised to contact Oadby & Wigston Borough Council on 0116 2888961 to verify this information.

RATES

Rateable Value: £14,500

Rates Payable: £6,003

N.B. Rates payable on a UBR of 0.414p. Interested parties should check with the VOA.

LEGAL COSTS

Each party are to be responsible for their own legal fees involved in this transaction.

VIEWING

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

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.