

RETAIL PREMISES TO LET

5 Bell Street, Wigston, Leicestershire, LE18 1AD



786 Sq Ft (73.02 Sq M)

£15,000 Per Annum Exclusive

- ▶ Occupying a prominent position
- ▶ Modern display frontage
- ▶ Close proximity to public car parks and transport links
- ▶ New lease available

LOCATION

The property occupies a prominent position on the corner of Bell Street and Long Street.

Wigston is 3.5 miles south of Leicester City Centre and well connected to Leicester via the A5199 and the outer/inner ring roads. Wigston town centre is easily accessed via a number of public car parks and public transport links. Occupiers of the parade of shops includes Subway, Aston & Co and Henry Smith & Hamylton Opticians.

DESCRIPTION

The property provides a ground floor shop premises with modern display frontage.

Internally, the shop benefits from a clear retail space with rear stores and w.c. facility.

There is a rear loading access to the external yard.

ACCOMMODATION

Grould Floor	Sq.ft	Sq.m
Retail	581	53.95
Stores	120	11.22
Kitchen & WC	85	7.88
Total	786	73.05

CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston District Council
Rateable Value : £15,500

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

Mains electricity, water and drainage are connected to the property.

EPC

The property has an Energy Rating of D.
The EPC will be valid until 06 October 2031.

RENT

£15,000 per annum exclusive.

LEASE TERMS

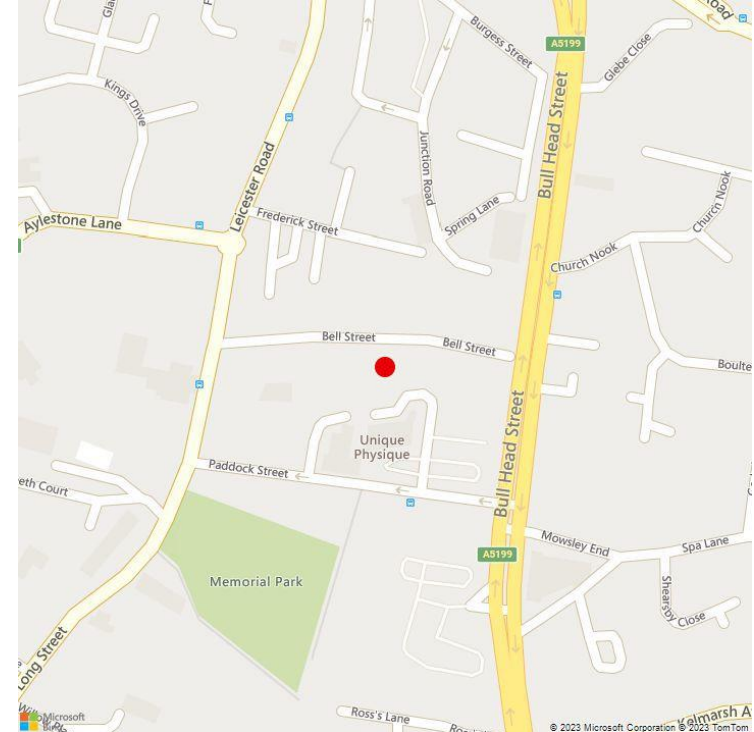
The property is available by way of a new lease, on an internal repairing and insuring basis, for a term to be agreed.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

PLANNING

It is understood that the property has an established use for retail - Use Class E.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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Will Shattock

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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.