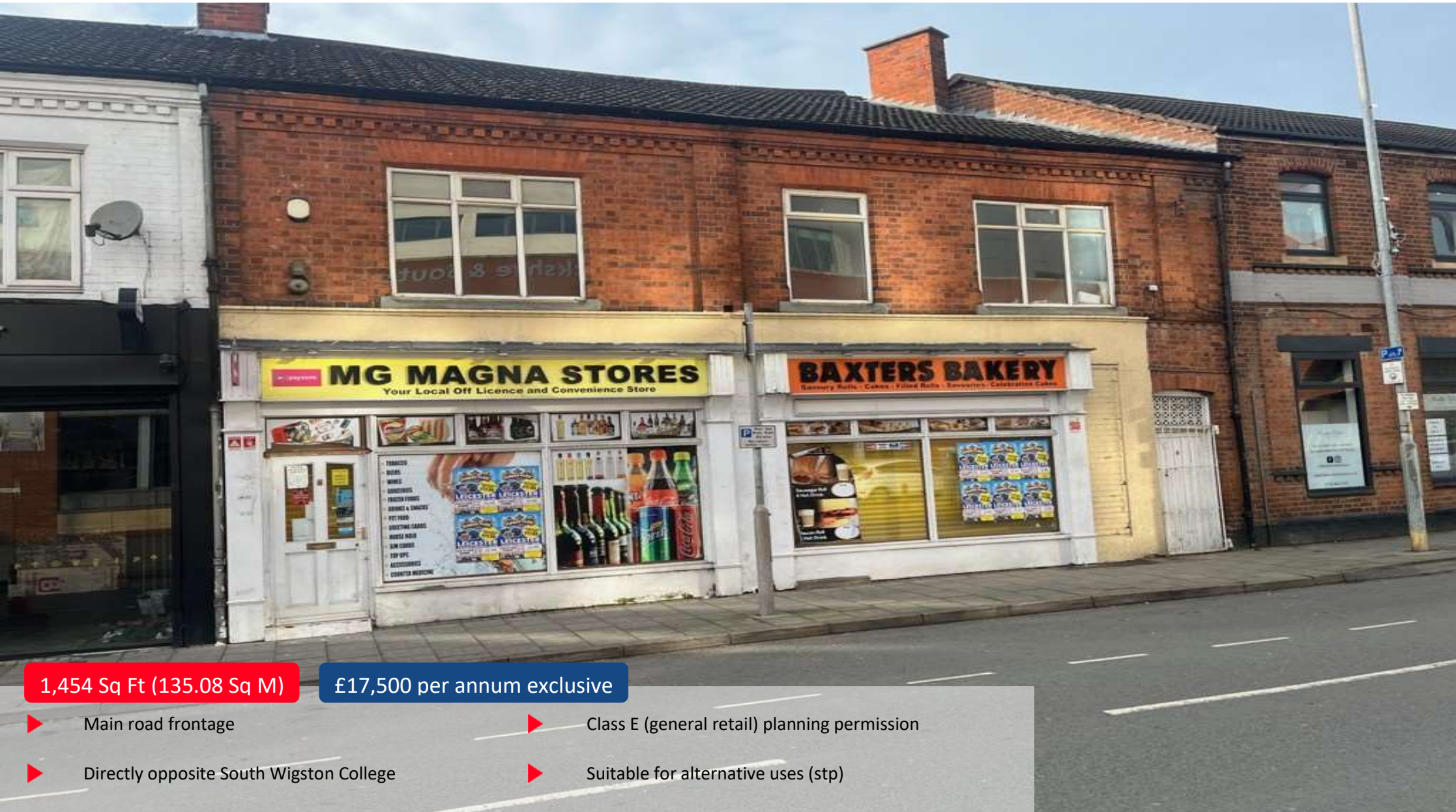


GROUND FLOOR RETAIL PREMISES WITH STORAGE TO LET

5 - 7, Canal Street, Wigston, Leicestershire, LE18 4PL



1,454 Sq Ft (135.08 Sq M)

£17,500 per annum exclusive

- ▶ Main road frontage
- ▶ Class E (general retail) planning permission
- ▶ Directly opposite South Wigston College
- ▶ Suitable for alternative uses (stp)

LOCATION

The subject property occupies a main road frontage on Canal Street in South Wigston, which is located just off the main route running through South Wigston (Blaby Road).

South Wigston is a large village, situated to the south of Leicester City Centre. South Wigston has a population of 8,115 (2021 Census).

DESCRIPTION

The subject property comprises a ground floor retail premises which was formally traded as a convenience store, with ancillary storage to the rear and basement. The first floor provides further storage accommodation.

The shop is fully fitted as a bakery/convenience store and benefits from a large display window (the current fixtures and fittings can be made available by negotiation with the Landlord).

The shop is located directly opposite South Wigston College.

Other local occupiers within the area include Tesco, Lidl, Ladbrokes, Jhoots Pharmacy and the Coop.

CURRENT RATING ASSESSMENT

Charging Authority: Oadby & Wigston District Council
Rateable Value : £6,700

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

RENT

£17,500 per annum exclusive.

SERVICES

All mains services are connected to the property.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

PLANNING

We understand that the property benefits from Class E (general retail) of the Town & Country Planning Uses Order 1987.

EPC

Energy Rating to be confirmed.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@apbleicester.co.uk

0116 254 0382



Will Shattock

wjs@apbleicester.co.uk

0116 254 0382

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.