

# CAR SALES PITCH & OFFICE TO LET

Pitch 1, 99 Leicester Road, Wigston, Leicester, LE18 1NT



4,470 Sq Ft (415.26 Sq M)

£40,000 per annum exclusive

- ▶ Can be combined with secondary pitch to create larger site
- ▶ 0.1 acres (496 sq.yds)
- ▶ Highly prominent location
- ▶ Showroom available by separate negotiation

## LOCATION

The subject property occupies a prominent location on the junction of Leicester Road and Wakes Road. Wakes Road connects to Bull Head Street (A5199), which in turn offers access to Leicester's Outer Ring Road with excellent access out to Fosse Park and J21 of the M1/J1 of the M69 motorway.

## DESCRIPTION

The subject property comprises of a large open plan forecourt area, which fronts both Leicester Road and Wakes Road. The pitch is floorlite and secured by way of fixed or drop bollards surrounding the whole area.

Internally, there is a separate office accommodation with wc provision.

The pitch could alternatively be let with a showroom (by separate negotiation) and also more external car/van sales area.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Yard & offices	4,470	415.26
Total	4,470	415.26

All areas are quoted in accordance with the RICS Code of Measuring Practice

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : To be confirmed

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

## EPC

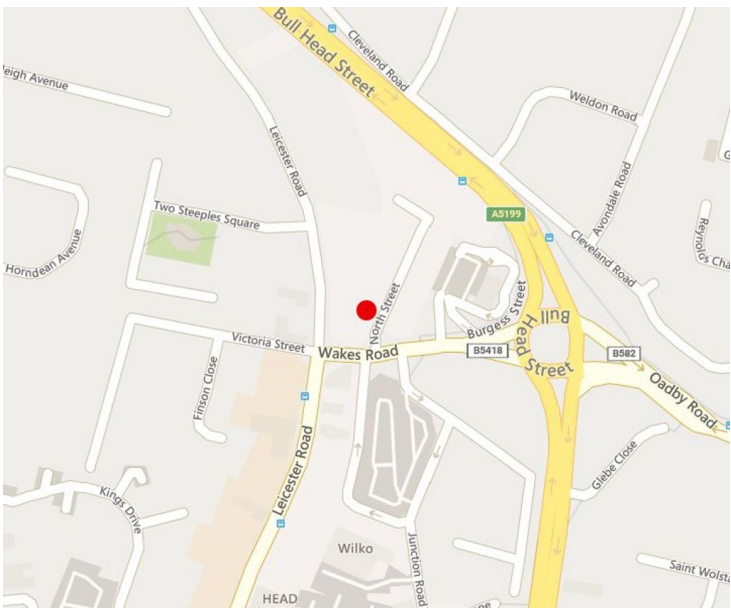
Energy Rating to be confirmed.

## PLANNING

The property has an established use for the display and sale of motor vehicles.

## LEASE TERMS

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



## RENT

£40,000 per annum exclusive

## VAT

VAT will be payable on the transaction at the prevailing rate.

## LEGAL COSTS

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

## POSSESSION

Upon completion of legal formalities.

## 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@appleicester.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.