

# TO LET

41-43 Leicester Road,  
Wigston, Leicester  
LE18 1NR

**\*SUBJECT TO VACANT POSSESSION\***



## LOCATION

Wigston is situated approximately 5 miles to the south of Leicester City Centre on the A5199 and has a population of approximately 33,000 (Census 2011).

The property borders the Magna Shopping Centre which is situated within the heart of Wigston town centre and comprises a busy neighbourhood shopping centre.

There are two large pay and display car parks adjoining the scheme.

The shopping centre is anchored by **Wilko** and other nearby occupiers include **The Air Ambulance, Headway, Betfred, Greggs, TUI and Age UK.**

## DESCRIPTION

The property is arranged over ground floor with access into a dedicated rear yard.

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 92.62 sq. m 997 sq. ft

## TENURE

The property is available by way of a new lease for a term of years to be agreed (subject to vacant possession).

## EPC

A copy of the EPC is available upon request.

## RENT

**£18,500** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

There is a service charge applicable for maintenance of communal parts. Further information is available on request.

## RATEABLE VALUE

Rateable Value - **£20,250**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

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

## VIEWINGS

Strictly by appointment with the Joint Retained Agents. Creative Retail or FHP Nottingham

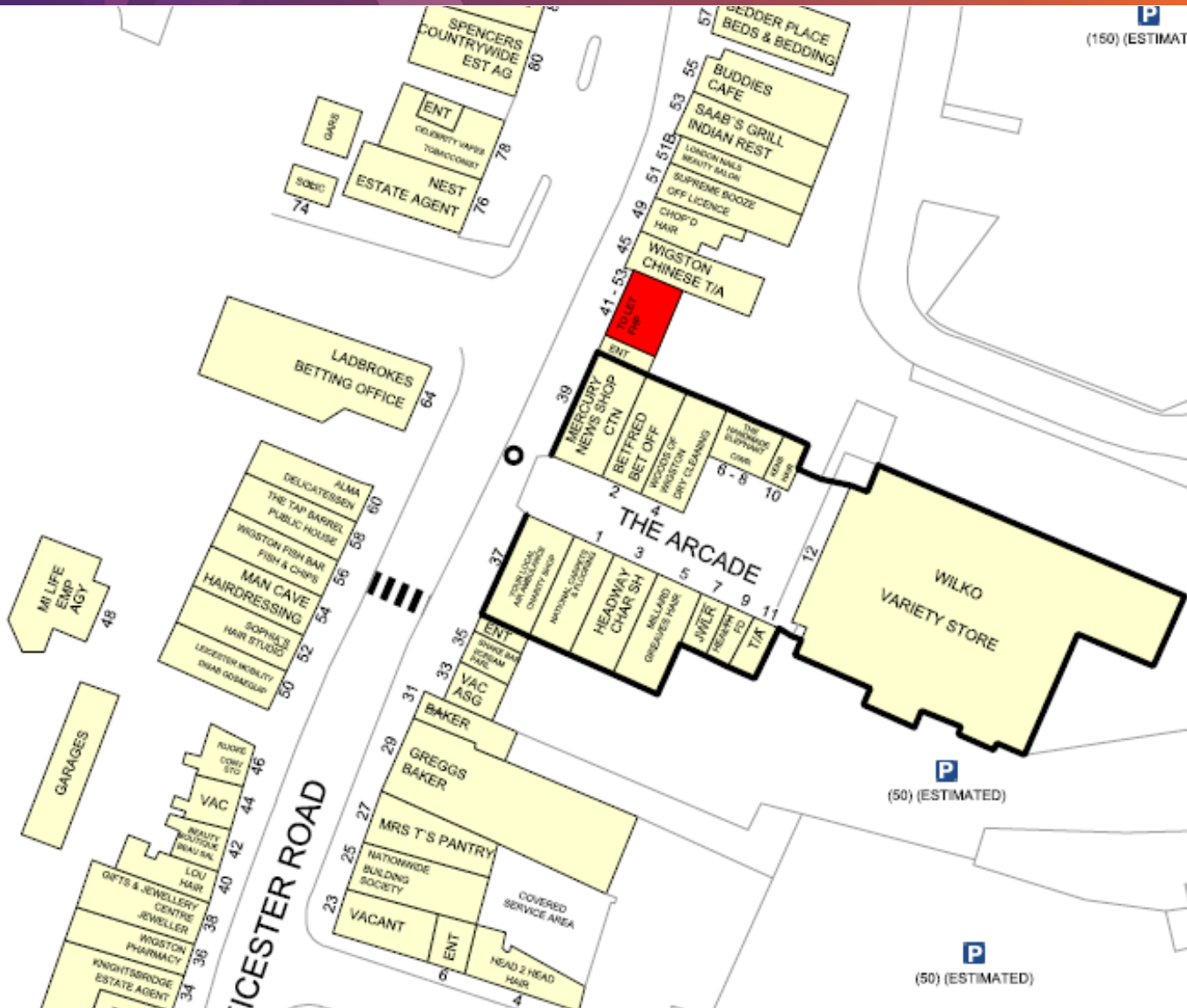
## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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