

Kiosk 10 | 33 Leicester Road
Wigston | LE18 1NR

Excellent retail opportunity in busy neighbourhood shopping centre

18.06m² (194ft²)



- Scheme anchored by Wilko
- Prominent frontage onto Leicester Road
- A1 (Shops) planning
- Immediately available
- Nearby occupiers include; The Air Ambulance, Age UK, Greggs, Tui and Betfred
- Rent £8,750 per annum



To Let



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 Magna Shopping Centre is situated within the heart of Wigston Town Centre off Leicester Road, and comprises a small neighborhood shopping centre of 13 retail units.

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 Service, Age UK, Greggs, Tui and Btfred.

The Property

The premises are arranged over ground floor and benefit from WC facilities.

Accommodation

The property comprises the following net internal areas:

Area	m ²	ft ²
Ground Floor	18.06	194

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



Lease

The premises are available by way of an effectively full repairing and insuring lease for a term to be agreed at a rental of:-

£8,750 per annum

VAT

We confirm all figures quoted are exclusive of VAT.

Service Charge

The lease will contain a provision for a service charge. Full details available on request.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Business Rates

We are advised by the Oadby and Wigston Borough Council that the premises hold the following:-

Rateable Value £6,900

(The current UBR is 48.0p. Interested parties are advised to make their own specific enquiries with the local billing authority having regard for the effect of transitional phasing implications).

Planning

The current planning use is:-

Class A1 (Shops)

Other uses may be suitable subject to planning.

