



To Let

Rare Takeaway Premises

+ 13 Bell Street + Wigston + LE18 1AD



823 Sq Ft

£15,000 per annum exc.



**Partly
refurbished**



**Ready for
Tenant fit out**



**Prominent
position**



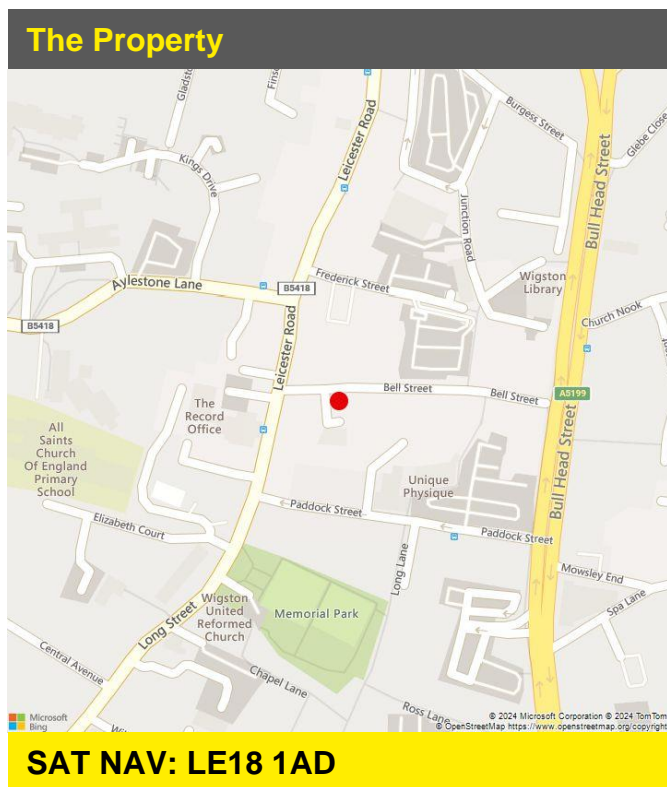
**Rear access
available**



Location

The property occupies a prominent position to Bell Street, Wigston, adjacent to the main pedestrianised retailing area. Wigston is a popular retailing town located c. 4 miles South of Leicester City Centre with ample municipal parking within the vicinity.

Nearby occupiers include Peacocks, Superdrug, Card Factory, Iceland and Sainsburys.



Description

A ground floor takeaway premises, comprising retail frontage and trading area to the front with rear kitchen and WC. First floor provides storage and office accommodation.

The property has recently been partly refurbished, with new suspended ceilings, inset LED lighting and a floor finish ready for Tenant fit out. A commercial extraction system is installed within the kitchen. The shop front is currently bi-fold opening, which is earmarked for replacement with a new aluminium framed glazed shop front.

Rear delivery access is available.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor Sales area	437	40.6
Ground floor Kitchen / Prep	154	14.3
First floor Stores / Office	232	21.6
TOTAL	823	76.5

Terms

The property is available on full repairing terms for a period to be agreed at an initial rent of **£15,000 per annum exc.**

VAT

Prices are quoted excluding VAT.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

Rating Assessment

The property requires re-assessment, but it is envisaged that a small business will benefit from small business rates relief. Rates information is for guidance purposes only.

Energy Performance Certificate

A copy is available upon request.

Viewing

Strictly by appointment with the sole agent

Kelvin Wilson
kww@andash.co.uk
07702 369 280

Conrad Gray
csg@andash.co.uk
07541 637 028

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in