



To Let

Take Away Premises

6 Shire Court + Gloucester Crescent + South Wigston + LE18 4XJ



731 Sq Ft
67.9 Sq M

£9,500 Per Annum



**Suitable for a
variety of uses
(STP)**



**Rear service
yard access**



**Large
residential
neighbourhood**



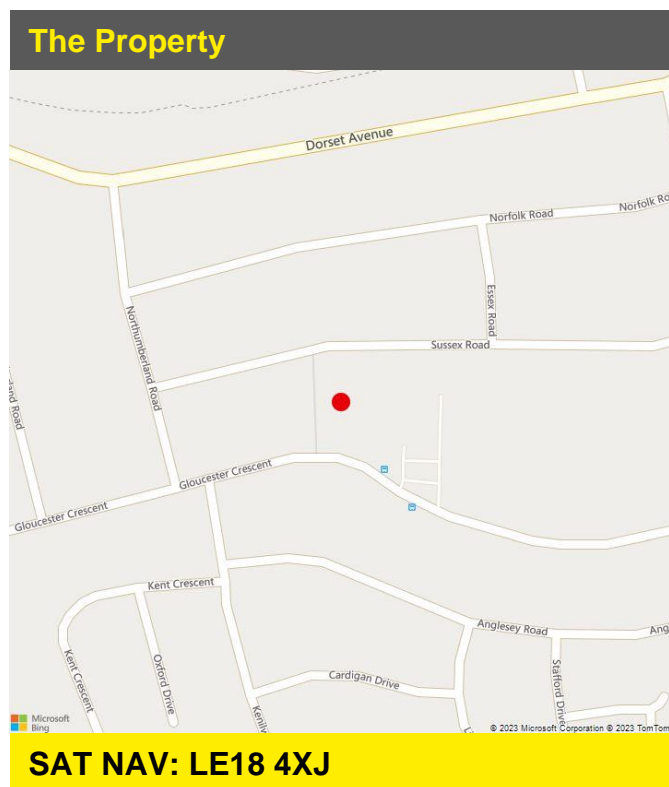
**Available
immediately**



Location

South Wigston is situated circa 3 miles south of Leicester City Centre and is approached via the B5366 Saffron Lane. The property lies just off Gloucester Crescent approximately ¼ mile north from the centre of South Wigston.

Surrounding occupiers include a One Stop Convenience Store, Post Office, bakery and takeaway operators.



Rating Assessment

Rateable Value (2023): £5,300
U.B.R (2022/2023): £0.499
Est. Rates Payable (2022/2023): £2,645*

* Small businesses should benefit from rates exemption.
Rating information is for guidance purposes only and should not be relied upon.

Viewing

Strictly by appointment with the sole agent

Harry Brown
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07803 405 708

Joe Dodd
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07541 637 028

Description

The premises occupy a mid-terraced position in a parade of retail properties that provide goods to the surrounding neighbourhood.

The unit is currently fitted out as a takeaway premises comprising a sales area, store rooms, kitchen and WC to the rear.

A rear service yard provides delivery access, with municipal parking available to the front of Shire Court.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Retail	506	47
Kitchen and Stores	225	20.9
TOTAL	731	67.9

Energy Performance Certificate

76-100

D

88 D

Terms

The premises are available to let on a new lease for a term to be agreed at a rent of **£9,500** Per Annum.

Service Charge

A service charge is levied towards the cost of maintaining, repairing, redecorating and improving common parts. Further details are available on request.

VAT

We understand VAT is not applicable.

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.

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