



**TO LET**

## **Two Storey Office / Retail Premises**

6 Spa Lane + Wigston + Leicester + LE18 3QD



**872 Sq Ft**  
(81 Sq M)

**£10,000 Per Annum**



**Open plan  
accommodation  
to both floors**



**Good natural  
light**



**Two demised  
car parking  
spaces**



**Characteristic  
features  
throughout**



**Modern staff  
ancillary**



**Available  
immediately**

6 Spa Lane + Wigston + Leicester + LE18 3QD

## LOCATION

The property is located at Spa Lane, Wigston, immediately fronting Bull Head Street (A5199) at it's junction with Mowsley End.

Road links are good, the premises is located circa 1 mile from the A563 outer ring road, 4 miles east from the M1 (J21), and nearby to direct access from Welford Road to Leicester City Centre.

Local amenities are provided nearby with Morrisons Daily, Aldi, Farmfoods, and Sainsbury's all within a short walking distance.

### The Property



SAT NAV: LE18 3QD

## DESCRIPTION

The property comprises a two storey office / showroom premises of brick construction with render over incorporating Georgian-style windows on both floors, with pitched roof over.

The ground floor provides an open-plan area with tiled flooring and modern ceiling-mounted light fittings, with sliding track and doors leading into a staff ancillary area to the rear where a new kitchen and WC has recently been fitted.

The first floor is open-plan throughout incorporating exposed timber framework and good levels of natural light from the front and rear elevations.

Two car parking spaces are demised within a shared courtyard to the rear.

## ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	517	48
First Floor	355	33
<b>TOTAL</b>	<b>872</b>	<b>81</b>

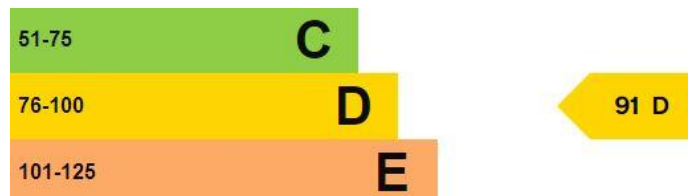
## RATING ASSESSMENT

Rateable Value (2023):	£6,400
U.B.R (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£3,194*

\*Small businesses should benefit from rates relief.

Rating information is for guidance purposes only and should not be relied upon.

## ENERGY PERFORMANCE CERT.



## TERMS

The property is available by way a full repairing and insuring lease for a term to be agreed at an initial rent of **£10,000 Per Annum**.

## 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.

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

## Viewing

Strictly by appointment with the sole agent

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