



To Let

Retail Unit

+ 11 Bell Street + Wigston + LE18 1AD



661 Sq Ft

£12,000 per annum exc.



**Prominent
position**



**Flexible uses
available**



**Ready for
Tenant fit out**



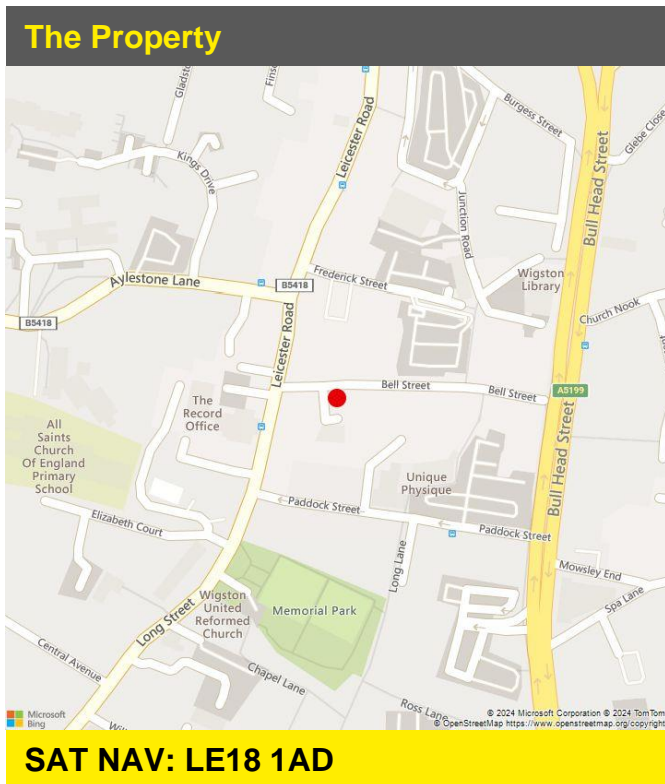
**Rear access
available**



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.



Rating Assessment

The property requires re-assessment. It is envisaged that small businesses will benefit from rates exemption. 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
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07702 369 280

Conrad Gray
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07842 426 936

Description

Ground floor flexible retail accommodation, benefitting from User Class E (a-g), comprising open plan accommodation with rear WC. First floor provides storage/office.

The property has been recently refurbished, to provide new suspended ceiling with inset LED lighting and a floor finish ready for Tenant fit out. 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 FTt) | SIZE (SQ M) |
|---------------------------------------|---------------|-------------|
| <u>Ground floor</u> Sales area | 410 | 38.1 |
| <u>First floor</u> Stores / Office | 251 | 23.3 |
| TOTAL | 661 | 61.4 |

Terms

The property is available on full repairing terms, for a period to be agreed at an initial rent of **£12,000 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.

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