

ANDREW+
ASHWELL



TO LET

Ground Floor Retail Unit with First Floor Ancillary

50e + Blaby Road + South Wigston + LE18 4SD



1,047 Sq Ft
(97.3 Sq M)

£12,000 Per Annum



**Ground floor
retail with first
floor ancillary**



**Shared rear
service yard**



**Prominent unit
within parade**



**Immediately
available**



0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

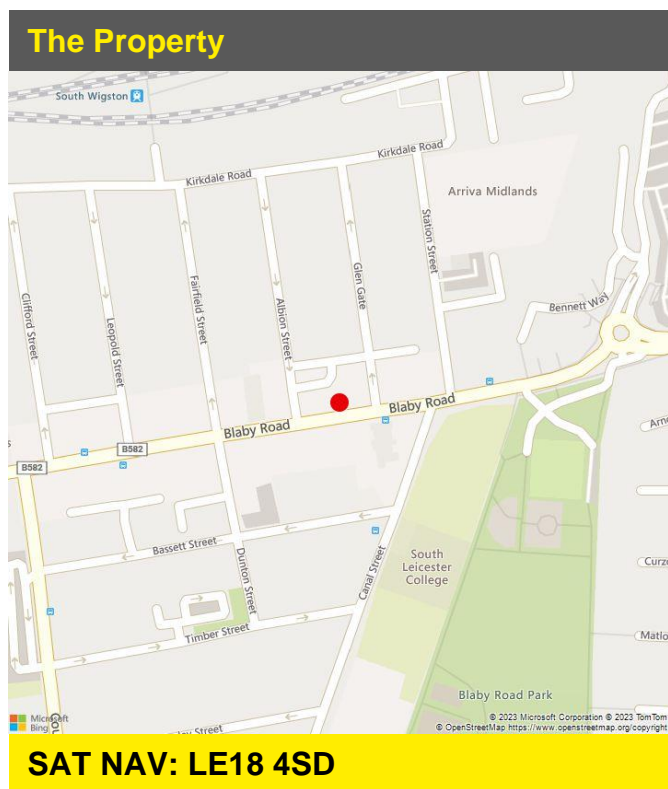
50e + Blaby Road + South Wigston + LE18 4SD

LOCATION

South Wigston is situated circa 3 miles south of Leicester City Centre and is approached via the B5366 Saffron Lane.

The premises form part of a prominent retail parade of units on the northern side of Blaby Road between its junctions with Albion Street and Glen Gate.

Surrounding occupiers include Central Co-op Food, Ladbrokes, and a mix of local retail and takeaway operators.



DESCRIPTION

A mid-terraced retail premises within a parade of eight units, constructed of cavity brick and blockwork below flat mineral felt roofs. The front sections are two storeys with a single storey area to the rear.

The ground floor comprises an open plan sales area, currently partitioned to provide a front sales space with two partitioned offices and a kitchenette to the rear. Ground Floor accommodation consists of a mix of vinyl and carpet flooring with suspended ceilings and LED lighting throughout. The rear of the ground floor provides two W.C.s and a loading area via the shared service yard to the rear of the property.

First-floor ancillary accommodation is mainly open plan with one partitioned office to the rear, all carpeted with suspended ceiling and LED Lighting.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	625	58.1
First Floor	422	39.2
TOTAL	1,047	97.3

ENERGY PERFORMANCE CERT.



TERMS

The property is available by way of a new full repairing and insuring Lease for a term to be agreed at an initial rent of **£12,000 Per Annum**.

Prices are quoted excluding VAT which is payable at the prevailing rate.

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.

Viewing

Strictly by appointment with the sole agent

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