

ANDREW+
ASHWELL



TO LET

Prominent Retail Premises

40 Bell Street + Wigston + LE18 1AD



1,858 Sq Ft
(172.6 Sq M)

£25,000 Per Annum



**Double fronted
property**



**Electric roller
shutter to the
front**



**3 Parking spaces
to the rear**



**Available June
2024**



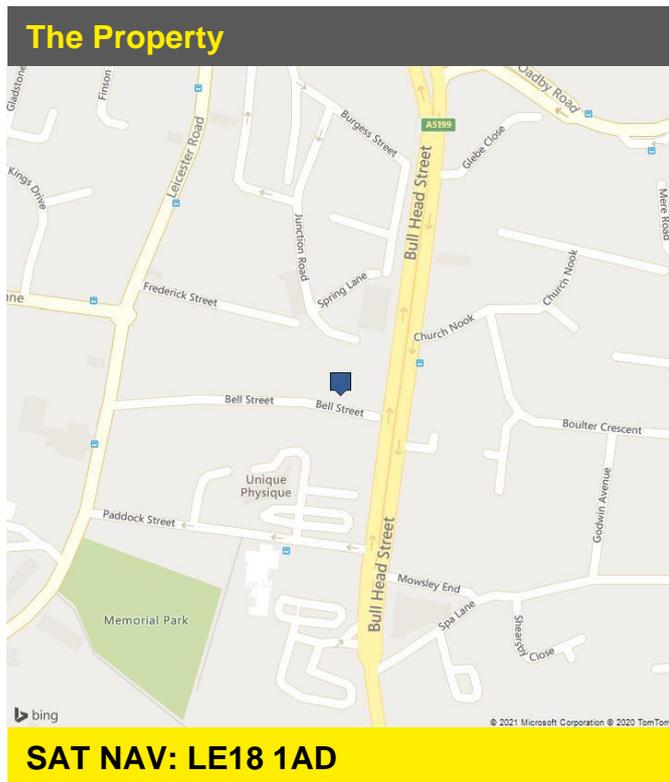
0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

Location

The property occupies a double fronted position to Bell Street in central Wigston, along the main pedestrianised retail parade.

Wigston is a popular town located circa 4 miles south of Leicester City Centre with good provision for municipal parking nearby.

Neighbouring occupiers include Farmfoods, Specsavers, Sainsburys, Card Factory and Santander.



Rating Assessment

Rateable Value (2023): £24,500
U.B.R (2023/2024): £0.499
Est. Rates Payable (2023/2024): £12,225.50*

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

Viewing

Strictly by appointment with the sole agent

Harry Brown
hsb@andash.co.uk
07803 405 708

Jon Archer
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07971 978 489

Description

The property comprises a double-fronted retail premises consisting of a primarily open-plan sales area with stores and male/female WCs to the rear.

Currently fitted with suspended ceilings, inset LED lighting, air conditioning and part vinyl flooring. Electric roller shutter doors are installed to the front elevation.

3 car parking spaces are demised to the rear.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor Sales Area	1,689	159.9
Ground Floor Stores / Staff Kitchen	169	15.7
TOTAL	1,858	172.6

Energy Performance Certificate



Terms

The property is available on full repairing terms for a period to be agreed at an initial rent of **£25,000** per annum exc.

A service charge is levied to cover costs associated with the maintenance and upkeep of the common parts. Further information is available upon request.

VAT

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.

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