



Part 79 Blaby Road, Wigston, Leicestershire LE18 4PB

Ground Floor Retail Premises

- ▶ **Total NIA: 803 sq.ft (74.66 sq.m)**
- ▶ **Popular shopping parade**
- ▶ **Providing flexible sales accommodation**
- ▶ **Rent: £15,000 per annum, exclusive**

For enquiries and viewings please contact:



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Location

The property is located in South Wigston, a popular suburb in the Leicestershire district of Oadby and Wigston and occupies a prominent frontage position onto Blaby Road, some 4 miles south of Leicester City Centre.

The premises is readily accessible from the A426 and A50 trunk roads, as well as Leicester's Ring Road System (A563) which links the other major arterial routes and Junction 21 of the M1/M69 motorway.

Description

The subject property comprises a ground floor retail premises which forms part of Morrison's Daily. The premises will be a self-contained unit.

The property is of open plan accommodation with a suspended ceiling and LED lighting benefiting from a prominent frontage onto Blaby Road.

The Landlord is open to all enquiries, however, proposals for convenience stores or supermarkets will not be considered.

Accommodation

	Sq M	Sq Ft
Ground Floor - Sales Area	74.6	803
Total	74.6	803

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property, save for gas.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

The property is to be separately assessed for rating purposes.

Rent

£15,000 p.a.x

Service Charge

There shall be a service charge payable for maintenance and upkeep of common areas. Further details are available on request from the agents.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B (32)

Viewings

Viewings are by appointment with sole agents Innes England

Unrepresented Parties

Unrepresented parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020, together with its supplemental guide.

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