

# TO LET

41-43 - Ground Floor

997 sq.ft

(92.6 sq.m)



**M**

**41-43 Ground Floor**

33-47 Leicester Road,  
Wigston, Leicestershire,  
LE18 1NR

Local Occupiers Include

**b&m** **BETFRED**



# MAGNA SQUARE

## 41-43 Ground Floor

### DESCRIPTION

Wigston is situated 5 miles to the South of Leicester and has a population of approximately 33,000. The Arcade is located in the heart of the town centre adjacent to the towns car parks. The Arcade has access from both Leicester Road and the car parking areas making it one of the main pedestrian routes in the town.

### UNIT SIZE

Total Area: 997 sq.ft (92.6 sq.m)

### RENT

£18,500 + vat.

### BUSINESS RATES

Rateable Value: £20,250.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £2,140 + VAT.

Insurance: Approx £300 + VAT.

### ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

### PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



17

Retail Units On-Site



28,975 sq.ft

Total Area



What Three Words  
staple.legs.spice

# MAGNA SQUARE

## SITE PLAN

M

**LCP.**  
part of MCore

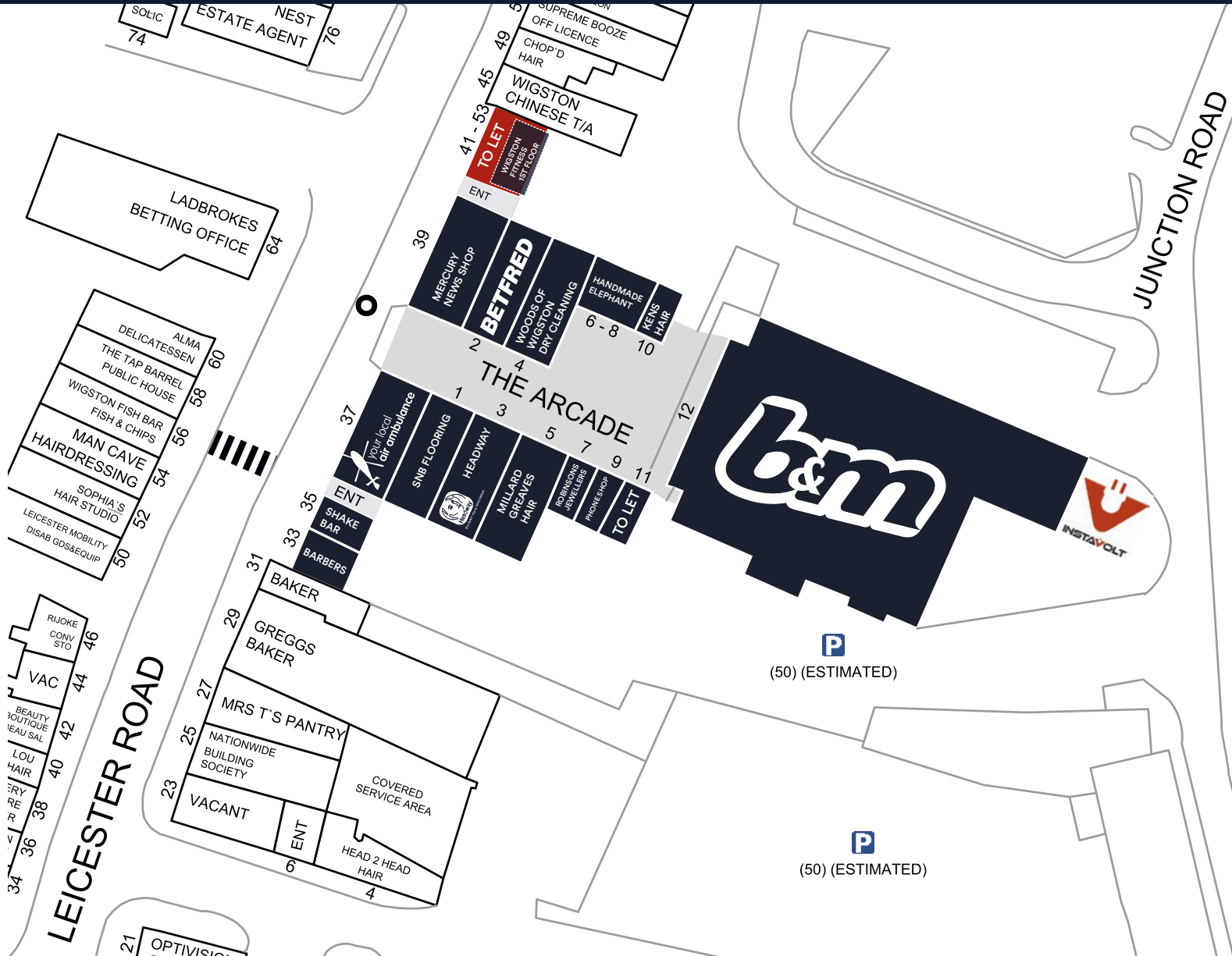


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**Viewing**  
Strictly via prior appointment  
with the appointed agent



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