



NATIONAL CARPETS & FLOORING

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Wigston 01162 967841 - Newbold Verdon 01455 856713

1,169 sq.ft  
(108.6 sq.m)

FINEST QUALITY CARPETS

CODD

ARROW 2



M

UNIT 1 THE ARCADE

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

Local Occupiers Include

b&m

BETFRED



### 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: 1,169 sq.ft (108.6 sq.m)

### UNIT RENT

£17,500 + vat.

### BUSINESS RATES

Rateable Value: £15,000 (1<sup>st</sup> April 2026)

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £2,514 + VAT.

Insurance: Approx £300 + VAT.

### ENERGY PERFORMANCE

EPC rating D. Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing 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

Total Retail Units On-Site



28,975 sq.ft

Total Area

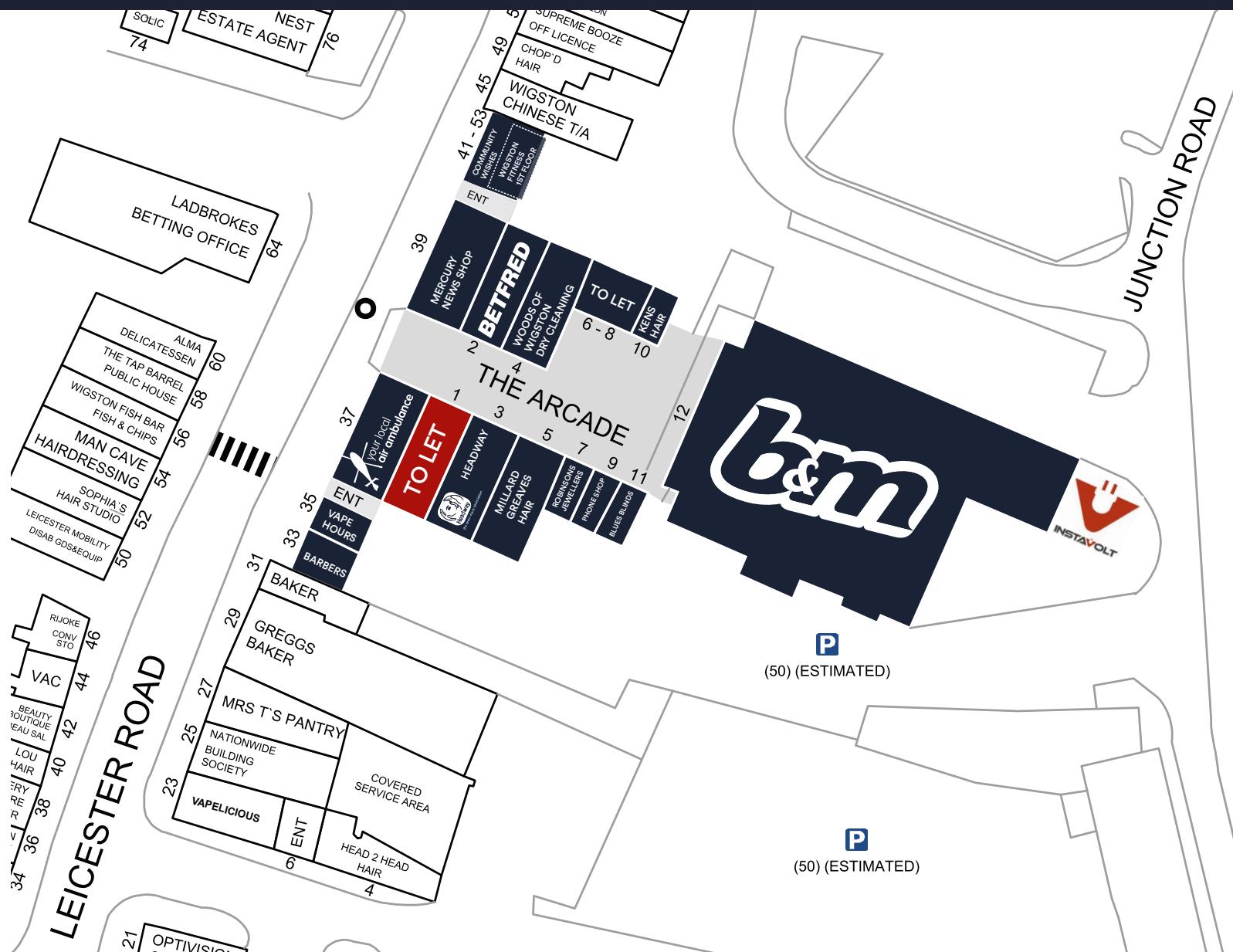


What Three Words  
staple.legs.spice



# MAGNA SQUARE

## SITE PLAN



**Kristien Neve**

07778 140729  
KNeve@lcpproperties.co.uk

### Viewing

Strictly via prior appointment with the appointed agent



**Ellis Cullen**

07450 972 111  
0121 752 5500  
ellis.cullen@fhp.co.uk

**Dom Alston**

07890 568 077  
0121 752 5500  
dom.alston@fhp.co.uk

**Creative Retail**

**Guy Sankey**

07415 408 196  
0121 400 0407  
guy@creative-retail.co.uk