



TO LET - MAY SELL



Kiosk 6

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

Local Occupiers Include



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: 150 sq.ft (14 sq.m)

RENT

£7,500 + vat.

BUSINESS RATES

Rateable Value: £4,300.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £323 + VAT.

Insurance: Approx £60 + 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

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



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

