



31 Long Street, Wigston, Leicester, LE18 2BP

1,250 Sq Ft Shop to let

Incentive available for refurbishment

Wigston town centre location

Vacant possession

All uses considered STPP

Location

A vacant shop unit of 1,250 Sq Ft situated off the main High Street, in the Centre of Wigston, approximately 5.5 miles East of the M1 at Junction 21 and Fosse Park - Shopping centre and business park.

Wigston's population of approximately 30,000 live in both the post-war private suburban housing estates surrounding the old town centre and the 19th century buildings now sandwiched between modern housing developments. The oldest of the post-war developments is Wigston Fields north of Wigston towards Knighton and Leicester; the Meadows and Little Hill estates were developed in the 1970s and 1980s to the east and south of Wigston's old centre. Wigston Harcourt is an area of housing developed up until the early 1990s between the Little Hill and Meadows estates.

Property Description

Ground floor shop unit circa 1250 sq ft, the space requires refurbishment throughout and would suit a number of different uses subject to planning consents. The property benefits from rear access for deliveries and one allocated parking space.

Accommodation

Ground floor open plan space with rear storeroom that could work for a takeaway kitchen or store room. Large window frontage, very visible to the main road running through the Centre of the town.

Services

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered for let on a new fully repairing and insuring lease - terms to be agreed but minimum 5 years, passing rent £17,000 + VAT per annum. Plus, Landlords insurance.

The tenant will be responsible for all utilities and rates for the property.

Fit out incentives available.

Rates

The property will need to be assessed for rates when the works are concluded on the main development.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

The property will come with one allocated parking space to the rear of the property.

Other

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



Contact Details

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